



Portfolio Review and Recommendations Report for the U.S. Department of Commerce

Version 15.01: September 30, 2015



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SECTION 1

Executive Summary

Executive Summary

- U.S. Department of Commerce (DOC) occupies a combined portfolio of 20.5M rentable square feet (RSF) which is 57% GSA-managed (5.6M RSF owned, 5.3M RSF leased) with the remaining portfolio directly managed by DOC (7.9M RSF owned, 1.7M RSF leased). The total annual occupancy cost for the combined portfolio is \$303M.
- In January 2012, GSA kicked off the CPP process with U.S. Department of Commerce Headquarters and the major operating units (OUs) by establishing a collaborative approach to identify portfolio cost reduction opportunities
- In the September 2014 Portfolio Review and Recommendations Report, the team forecasted long-term DOC cost reduction opportunities yielding \$16.2M in annual rent savings and 418k RSF reduction in space
- In FY15, DOC and GSA have identified additional opportunities in Asheville, NC; Fort Worth, TX; Sacramento, CA; and Salt Lake City, UT that are expected to reduce approximately \$2M in long-term rent expense and 81k RSF by right-sizing operations in Federal office buildings
- Also in FY15:
 - NOAA and GSA have completed a Workplace Engagement and identified significant space reduction opportunity at NOAA headquarters in Silver Spring, MD. GSA and NOAA continue to work diligently to identify methods to overcome investment constraints and maximize cost savings from backfill opportunities.
 - DOC and GSA have confirmed that DOC can achieve about 170 USF/Person at DOC HQ on Constitution Ave. This will cause significant space reduction opportunity and eliminate a major reconfiguration phase. GSA and DOC are working to quantify schedule, cost and space impacts; identifying potential backfill opportunities to maximize long-term use of the owned Federal Building.
 - BEA relocation to Census is underway and will be complete in FY16, saving DOC and taxpayers \$7M per year. Alignment of similar Title 26 security requirements has also decreased BEA's space requirements by 16%.
 - DOC and GSA have started reviewing the ability of International Trade Administration (ITA) to co-locate with non-DOC agencies and eliminate MOU's with external parties

Executive Summary (continued)

Opportunity	Status	Estimated Annual Savings (w/o TI)	Agency Upfront Costs* (Break Even Period)	RSF Reduction
1. Silver Spring, MD NOAA Lease Consolidation	In Implementation; 3 out of 4 leases consolidated by 1Q16	\$2.2M Rent Savings	\$2.8M (1.5 years)	67,240
2. Washington, DC ITA Owned to Owned Consolidation	In Implementation; On track for completion in 2017	\$1.9M Rent Savings	\$1.1M (0.6 years)	28,437
3. Denver, CO OIG Leased to Owned Relocation	In Implementation; On track for completion in 2017	\$0.1M Rent Savings	\$0.2M (6.4 years)	2,586
4. Suburban MD NOAA Consolidation to NOAA HQ	In Development	\$2.8M Rent Savings	\$2.9M (1.2 years)	95,189
5. Portland, OR NOAA Relocate from Leased to Owned Space	In Development; Pending Seismic Retrofit	\$0.3M Rent Savings	\$0.8M (5.6 years)	693
6. Washington, DC BEA Relocate from Leased to Owned Space	In Implementation; On track for completion in 2016	\$7.0M Rent Savings	\$7.8M (1.2 years)	147,960

* GSA Costs of \$15.3M in addition to Agency Upfront Costs

Note: Potential impact calculations are preliminary and still in development

Executive Summary (continued)

Opportunity	Status	Estimated Annual Savings (w/o TI)	Agency Upfront Costs* (Break Even Period)	RSF Reduction
7. Asheville, NC NOAA Right-size in Owned	In Development	\$1.2M (Rent Savings)	\$2.3M (3.8 years)	48,280
8. Fort Worth, TX NOAA Right-size in Owned	In Development	\$0.2M (Rent Savings)	\$0.4M (8.8 years)	8,938
9. Sacramento, CA NOAA Right-size in Owned	In Development	\$0.2M (Rent Savings)	\$0.6M (8.6 years)**	7,255
10. Salt Lake City, UT NOAA Right-size in Owned	In Development	\$0.2M (Rent Savings)	\$0.4M (3.1 years)	11,665
Total	N/A	\$16.2M	\$19.2M	418,243

* GSA Costs of \$16.0M in addition to Agency Upfront Costs

** May be as low as \$332k & 1.6 year Break Even if the number of housed Contractors is decreased

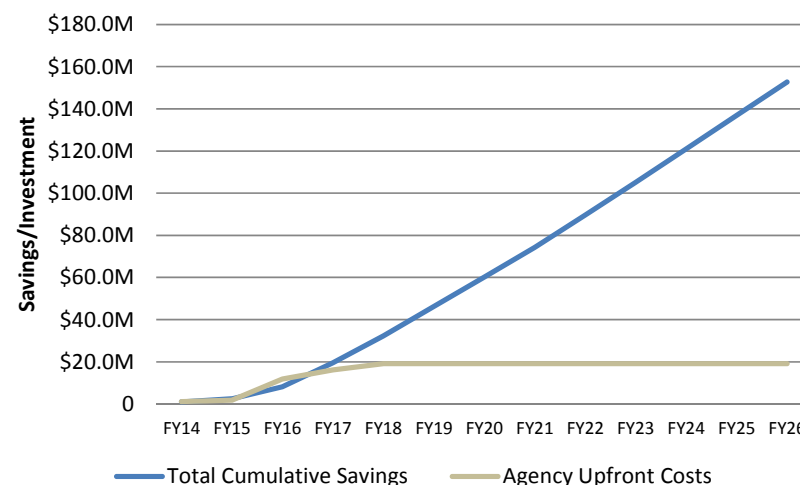
Note: Potential impact calculations are preliminary and still in development

Executive Summary (continued)

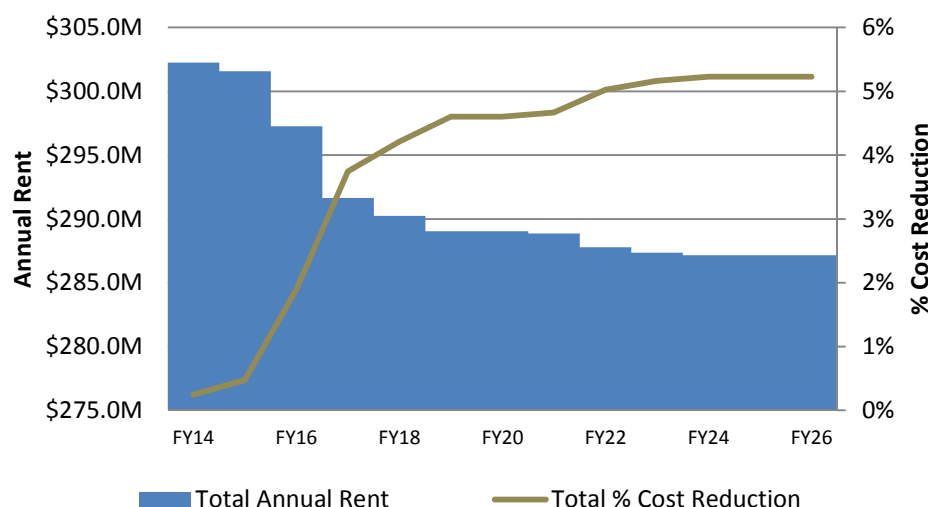
The projected timeline and CPP opportunity results for DOC are as follows:

- Required Agency Upfront Costs of \$19.1M
- Over \$16.2M in annual savings
- RSF reduction of 418k RSF or 2% of total portfolio

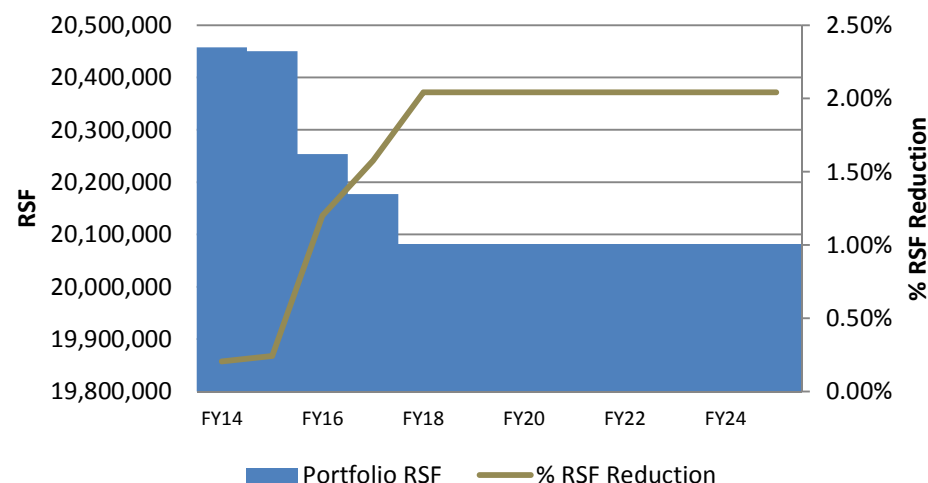
Cumulative Savings (w/TI) vs. Agency Upfront Costs



**Cost Savings Impact of CPP Opportunities
By FY of Completion**



**RSF Savings Impact of CPP Opportunities
By FY of Completion**



*The Break Even period is defined as the number of years that are required to fully recoup, on a simple-payback basis, the Agency Upfront Costs

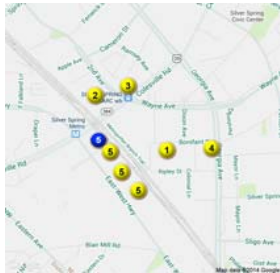


SECTION 2

Outcomes Achieved



Silver Spring, MD | NOAA Lease Consolidation



QUICK FACTS

Portfolio Snapshot

20.5M RSF (Agency & GSA)

\$303M Annual Rent

34% leased

Space Use

55% office space

10% warehouse/logistics

22% lab space

13% other

National UR Goal: 170

USF/Person

Background:

NOAA HQ at Silver Spring Metro Center (SSMC), has approximately 1M RSF in one owned and three leased locations. Four other smaller leases (61k RSF) surround SSMC and expire between FY13 and FY16. As recommended in the FY12 CPP, NOAA recently exited three leased locations in Silver Spring to realize \$1.3M in annual rent savings and reduced footprint by 42K RSF for the agency. After 2015 NOAA will occupy one leased location (SS Metro Plaza 2) surrounding the HQ at an annual cost of \$0.8 M.

Action:

NOAA can consolidate the four leased locations listed below into SMMC:

- Colonnade at Station Square (17k RSF; 3k exit in 2014; 14k vacated 2015)
- SS Metro Plaza 2 (25k RSF)
- Silver Spring Center (8k RSF – vacated in 2014)
- Plaza at Station Square (17k RSF – vacated in 2013)

Results:

As of 3QFY15 NOAA has exited all leases except for SS Metro Plaza II

Next Steps:

- Secure funding for remaining lease consolidations
- Reconfigure existing floor plans to accommodate employees from leases
- Move employees from SS Metro Plaza to SSMC

SAVINGS ACHIEVED

Action		Start (End) Dates	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1Q FY13	\$31.1M	\$31.1M	1,095,994	935,935	2,024	463	\$31.1M
Target	Consolidation	4Q FY16	\$29.3M	\$28.9M	1,028,754	877,753	2,195	400	\$28.9M
			Cost / (Benefit):	(\$2.2M)	(67,240)	(59,182)	171	(63)	(740)
			% Improvement:	(7%)	(6%)	(5%)	8%	(14%)	(6%)
Savings Achieved to Date (% of Target Savings)				\$1.3M (59%)	42k (63%)	-	-	-	-

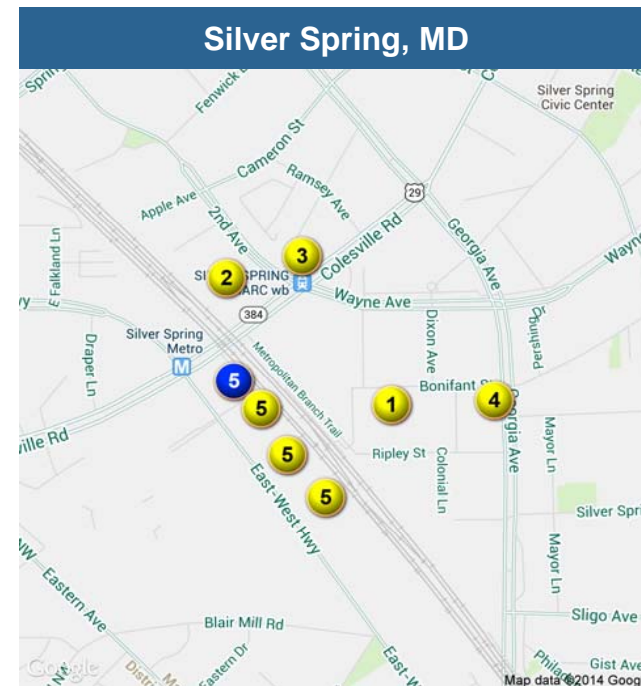


SECTION 3

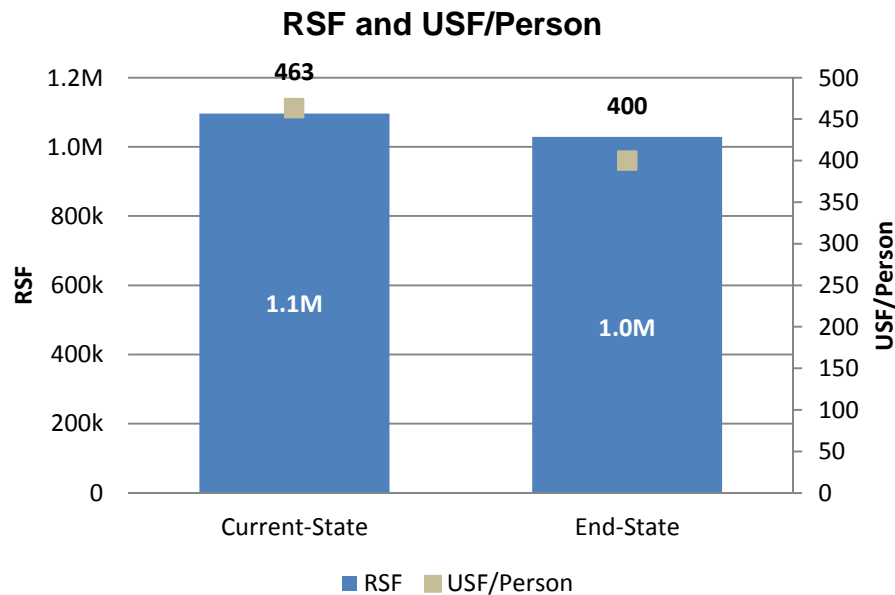
Portfolio Opportunities

Silver Spring, MD | NOAA Lease Consolidation

- NOAA HQ at Silver Spring Metro Center (SSMC) has approximately 1M RSF in one owned and three leased locations
- Four other smaller leases (61k RSF) surround SSMC and expire between FY13 and FY16
- As recommended in the FY12 CPP, NOAA recently exited three leased locations in Silver Spring to realize \$1.3M in annual rent savings and reduced footprint by 42K RSF for the agency
- After 2015 NOAA will occupy one leased location (SS Metro Plaza 2) surrounding the HQ at an annual cost of \$0.8 M



● Leased ● Owned



Building	Owned/ Leased	RSF	\$/RSF	Annual Rent	OA Expiration
1. Colonnade at Station Square	Leased	17k	\$31.65	\$0.5M	4Q FY15
2. SS Metro Plaza 2	Leased	25k	\$33.35	\$0.8M	3Q FY16
3. Silver Spring Center	Leased	8k	\$32.09	\$0.2M	3Q FY14
4. Plaza at Station Square	Leased	17k	\$32.25	\$0.6M	3Q FY13
5. SS Metro Center 1,2,3,4	1: Owned	1M	\$28.06	\$28.9M	FY29
	2-4: Leased				
Totals	N/A	1.1M	\$28.18	\$31.0M	N/A

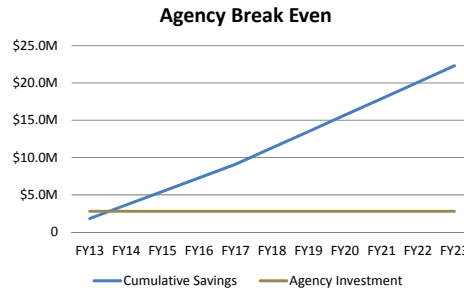
Silver Spring, MD | NOAA Lease Consolidation

Opportunity Description

- GSA will continue to work with DOC/NOAA to improve utilization of SSMC HQ
- NOAA can consolidate the four leased locations listed below into SMMC:
 - Colonnade at Station Square (17k RSF; 3k exit in 2014; 14k vacated 2015)
 - SS Metro Plaza 2 (25k RSF)
 - Silver Spring Center (8k RSF – vacated in 2014)
 - Plaza at Station Square (17k RSF – vacated in 2013)
- Follow-on strategy to achieve long-term Utilization Rate goals could involve:
 - Exiting one or more of the SSMC leases upon expiration
 - Consolidation and co-locating other Agency personnel into SSMC after making changes to space and achieving improved UR across NOAA occupancies

Potential Benefits

- RSF Reduction: 67,240 (6%)
- Annual Rent Savings(w/o TI): \$2.2M (7%)
- Total Investment costs: \$4.7M
 - Total Agency Upfront costs: \$2.8M
 - Total GSA/Lessor Upfront costs: \$1.9M
 - Agency Break Even: 1.5 years



Recommended Next Steps

Action	Lead	Date
Secure funding for remaining lease consolidations	DOC	1QFY16
Reconfigure existing floor plans to accommodate personnel from leases	DOC	2QFY16
Move employees into SSMC	GSA	3QFY17

Opportunity Review Status

1. GSA Central Office	Approved
2. GSA Regional Office	Approved
3. Client Agency	Approved
4. Operating Unit	Initiating

OPPORTUNITY ANALYSIS

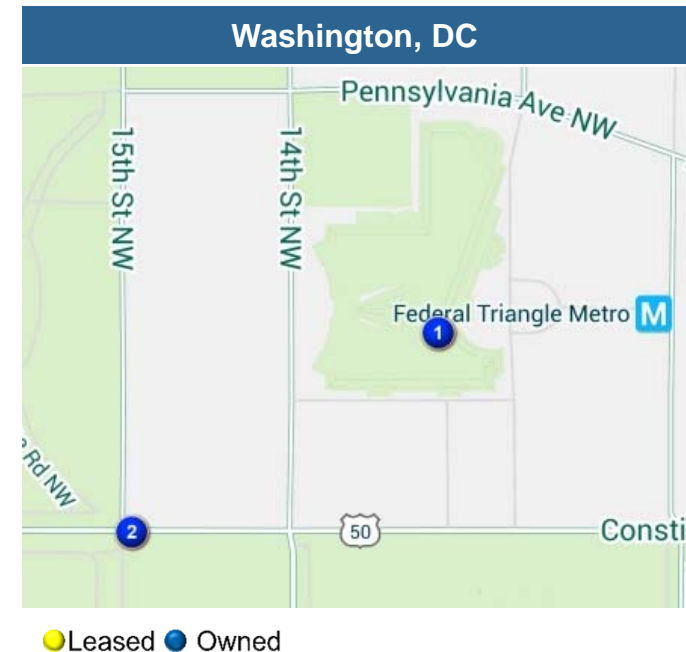
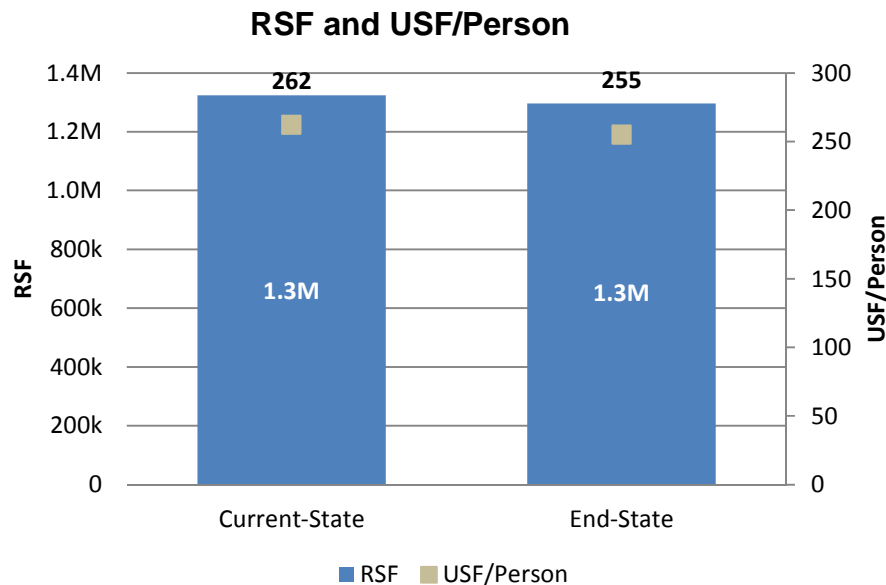
	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1Q FY13	\$31.1M	\$31.1M	1,095,994	935,935	2,024	463	12,056
Target	Consolidate	3Q FY17	\$29.3M	\$28.9M	1,028,754	877,753	2,195	400	11,316
Annual TI Payment in Rent =	\$0.4M	Cost / (Benefit):	(\$1.8M)	(\$2.2M)	(67,240)	(59,182)	171	(63)	(740)
# of years TI is being amortized =	5 years	% Improvement:	(6%)	(7%)	(6%)	(5%)	8%	(14%)	(6%)
Savings Achieved to Date (See Outcomes Report for details)				\$1.3M (59%)	42k (63%)				

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$1.9M		\$2.5M		\$0.3M		\$2.8M	\$4.7M	1.5 years
Funding Source(s)									

Washington, DC | ITA Owned to Owned Consolidation

- Rent (\$29.35/RSF) paid to GSA plus DOC-managed operating expense (\$11.45/RSF) is less expensive than the International Trade Administration's (ITA) occupancy at the Ronald Reagan Building (\$66.86/RSF)
- The DOC HQ renovation is creating additional capacity within the building and phasing/timing for consolidations is still being developed
- Updated planning parameters for the DOC HQ will enable consolidation of ITA personnel into refurbished HQ space
- In FY16 GSA is forecasting a rent increase of approximately 17% in the Ronald Reagan Federal Building
- Adjacency to DOC HQ reduces risk of business interruption if ITA is consolidated into contiguous ITA space created through the 21st Century Workplace initiative



Building	Owned/ Leased	RSF	\$/RSF	Annual Rent	OA Expiration
1. 1300 Penn. Ave. NW	Owned	28k	\$66.86	\$1.9M	4Q FY15
2. 1401 Constitution Ave (DOC HQ)	Owned	1.3M	\$40.80	\$52.9M	3Q FY20
Totals	N/A	1.3M	\$42.15	\$54.8M	N/A

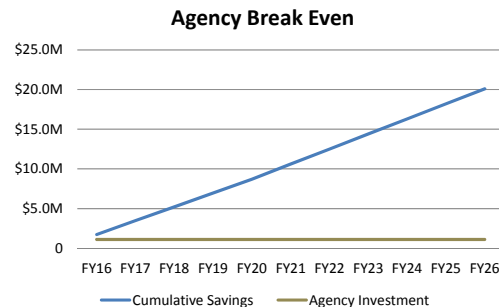
Washington, DC | ITA Owned to Owned Consolidation

Opportunity Description

- Relocate 66 personnel from Ronald Reagan building into DOC HQ in 2015
 - Vacant space will become available once employees relocate from DOC HQ to NOAA SSMC HQ
- Reduce annual rent by \$1.9M reconfiguring vacant footprint to accommodate modernized workplace standards for a footprint reduction of 28,437 RSF
- According to GSA NCR, there is a high probability of securing a backfill tenant

Potential Benefits

- RSF Reduction: 28,437 (2%)
- Annual Rent Savings (w/o TI): \$1.9M (3%)
- Total Investment Costs: \$1.9M
 - Total Agency Upfront Costs: \$1.1M
 - Total GSA/Lessor Upfront Costs: \$0.8M
 - Agency Break Even: 0.6 years



Recommended Next Steps

Action	Lead	Date
DOC to finalize availability of space for consolidation	DOC	1QFY16
GSA identify backfill Agency	GSA	1QFY16
DOC to secure funding for ITA consolidation into HCHB	DOC	2QFY16
GSA to move ITA into DOC HQ	GSA	2QFY17

Opportunity Review Status

1. GSA Central Office	Approved
2. GSA Regional Office	Approved
3. Client Agency	Initiated
4. Operating Unit	Initiated

OPPORTUNITY ANALYSIS

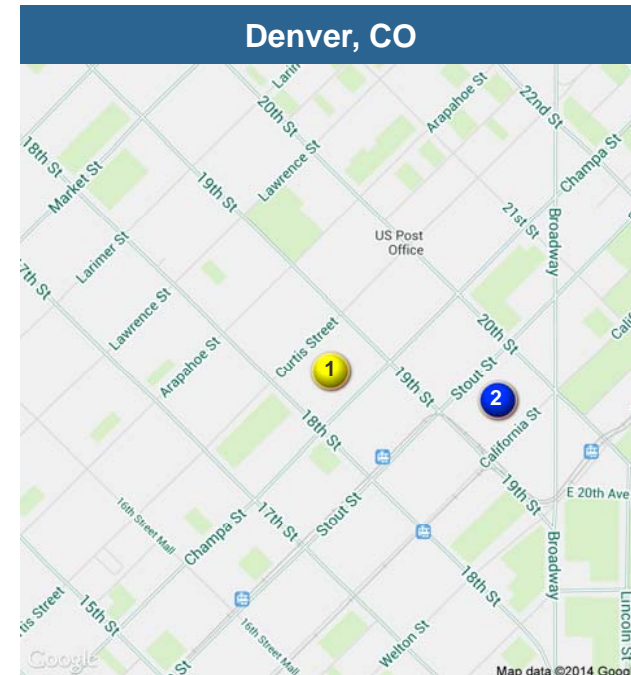
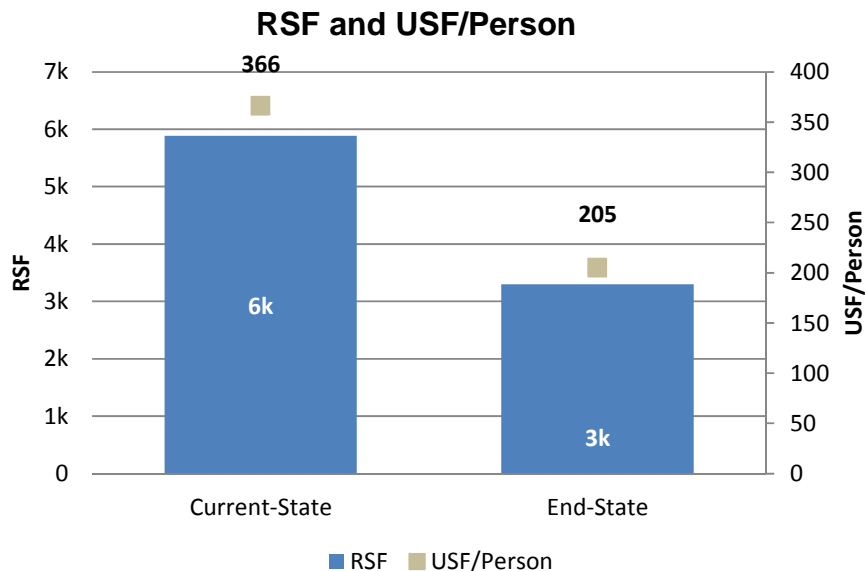
	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1Q FY16	\$54.8M	\$54.8M	1,324,332	844,480	3,220	262	14,568
Target	Consolidate	4Q FY16	\$53.1M	\$52.9M	1,295,895	819,965	3,220	255	14,255
Annual TI Payment in Rent =	\$0.2M	Cost / (Benefit):	(\$1.7M)	(\$1.9M)	(28,437)	(24,515)	(-)	(7)	(313)
# of years TI is being amortized =	5 years	% Improvement:	(3%)	(3%)	(2%)	(3%)	(-)	(3%)	(2%)

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$0.8M		\$1.0M	\$-	\$0.1M	\$-	\$1.1M	\$1.9M	0.6 years
Funding Source(s)									

Denver, CO | OIG Leased to Owned Relocation

- OIG occupies 6k RSF of leased office space expiring in 2016 at 999 18th St in Denver, CO
- The Utilization Rate at this location is over 350 USF/Person
- There is a 150k RSF federally-owned building at 721 19th St in Denver, CO (0.2 miles away) with vacant space that can accommodate a consolidation
- If a relocation of the OIG operations is pursued, adoption of alternative work styles and workplace are estimated to increase the efficiency of the office utilization to 205 USF/Person



● Leased ● Owned

Building	Owned /Leased	RSF	\$/RSF	Annual Rent	OA Expiration
1. 999 18 th St	Leased	6k	\$29.05	\$0.2M	2QFY16
2. 721 19 th St	Owned	150k	\$17.47	\$2.6M	N/A

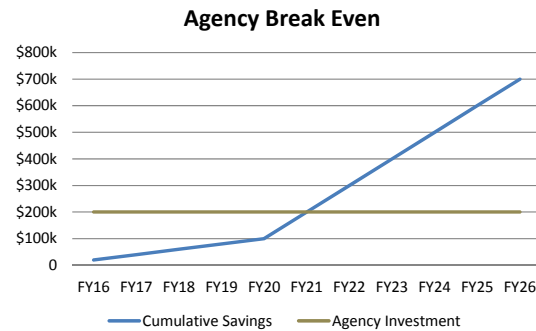
Denver, CO | DOC – OIG Leased to Owned Relocation

Opportunity Description

- OIG occupies 6k RSF of leased office space expiring in 2016 at 999 18th St in Denver, CO that could relocate into federally-owned office space nearby
- Federally owned building at 721 19th St in Denver, CO (0.2 miles away) has sufficient existing vacant space for OIG to backfill
- This opportunity could be considered for 2016 Consolidation funding because decreased taxpayer payback of approximately 5 years would result from elimination of \$96k annual third party rent payment.

Potential Benefits

- RSF Reduction: 2,586 (44%)
- Annual Rent Savings (w/o TI): \$0.1M (51%)
- Total Investment Costs: \$0.6M
 - Total Agency Upfront Costs: \$0.2M
 - Total GSA/Lessor Upfront Costs: \$0.4M
 - Agency Break Even: 6.4 years



Recommended Next Steps

Action	Lead	Date
Complete construction and relocate DOC	GSA	1QFY16

Opportunity Review Status

1. GSA Central Office	Approved
2. GSA Regional Office	Approved
3. Client Agency	Approved

OPPORTUNITY ANALYSIS

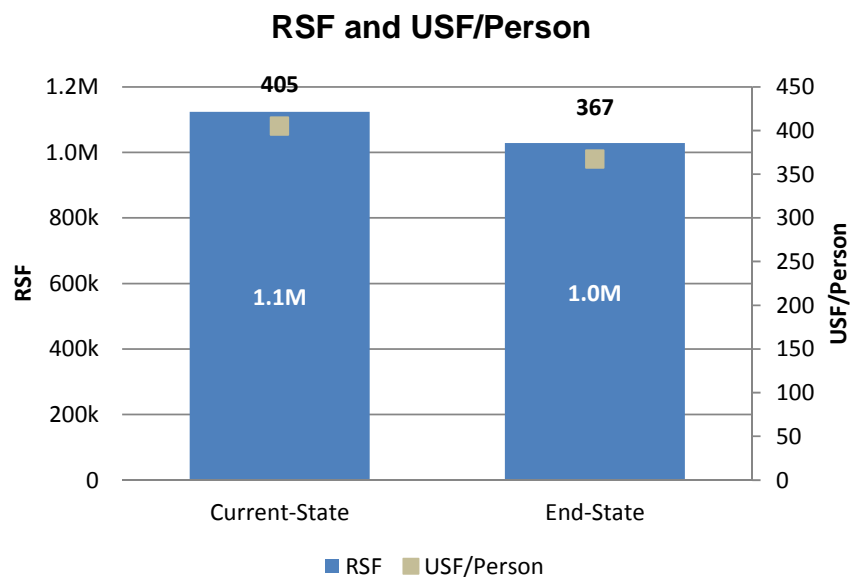
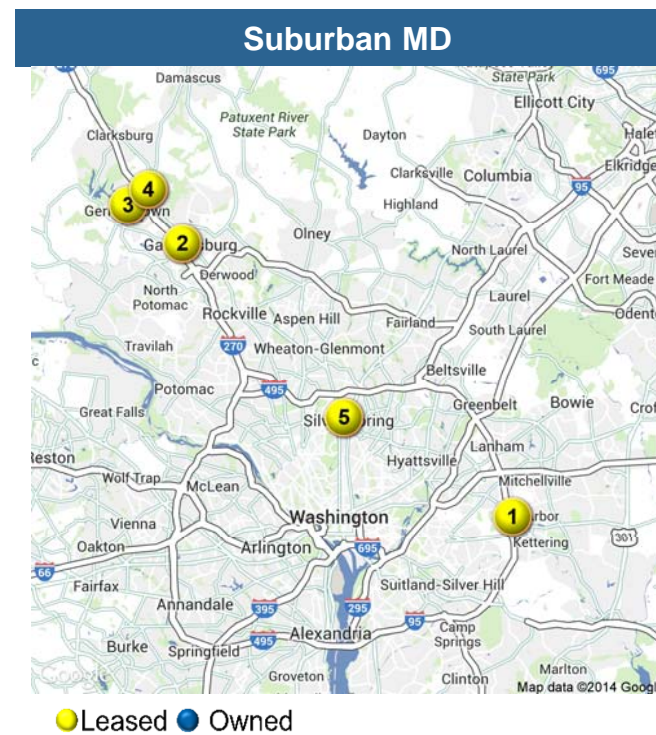
	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1QFY16	\$0.2M	\$0.2M	5,886	5,119	14	366	60
Target	Relocate	3QFY16	\$0.2M	\$0.1M	3,300	2,870	14	205	40
Annual TI Payment in Rent =	\$80k	Cost / (Benefit):	(\$20k)	(\$0.1M)	(2,586)	(2,249)	-	(161)	(20)
# of years TI is being amortized =	5 years	% Improvement:	(10%)	(51%)	(44%)	(44%)		(44%)	(33%)

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$0.4M		\$0.2M		\$15k		\$0.2M	\$0.6M	6.4 years
Funding Source(s)									

Suburban MD | NOAA Consolidation to NOAA HQ

- Between 2016-2019, DOC is acquiring a new enterprise-wide financial, property and acquisition system (BAS) to replace three independent property and acquisition systems
- NOAA houses 155 financial operations personnel at two Germantown leased locations of 60K RSF, which expire in 2017
- DOC leases 21k RSF in Gaithersburg on Perry Parkway housing the Commerce-Business System Center, which expire in 2018 (26 housed personnel)
- The Landover Data Center Operations leased occupancy, totaling 15k RSF and expiring in 2016 may become redundant when BAS is rolled out (15 housed personnel)
- NOAA SSMC HQ building is being evaluated for capacity increases; backfill of excess space potential in 2017-2018 timeframe
- NCR is currently working with NOAA on 5 year lease extension with an early release in the third year for Caraway Ct.



Building	Owned/ Leased	RSF	\$/RSF	Annual Rent	OA Expiration
1. 1221 CARAWAY COURT	Leased	15k	\$26.67	\$0.4M	2QFY15
2. 209 PERRY PARKWAY	Leased	21k	\$28.57	\$0.6M	2QFY18
3. 20020 CENTURY BLVD	Leased	47k	\$29.79	\$1.4M	2QFY17
4. 20030 CENTURY BLVD	Leased	13k	\$30.77	\$0.4M	2QFY17
5. SS Metro Center 1,2,3,4	1:Owned 2-4: Leased	1M	\$28.90	\$28.9M	FY29
Totals	N/A	1.1M	\$28.82	\$31.7M	N/A

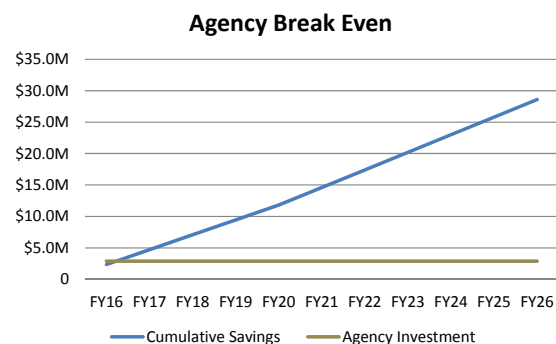
Suburban MD | NOAA Consolidation to NOAA HQ

Opportunity Description

- DOC is completing deployment of new Financial management system and Gaithersburg employees may have more locational flexibility as system conversions are completed
- Office of the Secretary has 21k RSF of leased office space expiring in 2018 at 209 Perry Parkway in Gaithersburg, MD
- NOAA has finance personnel at 2 leased locations on Century Blvd in Gaithersburg that expire in 2017
- DOC data center in Landover will become redundant upon rollout of the new financial system; data center lease expires in 2015
- Right-sizing and relocation of all these requirements into SSMC will reduce costs and eliminate 3rd party leased space

Potential Benefits

- RSF Reduction: 95,189 (8%)
- Annual Rent Savings (w/o TI): \$2.8M (9%)
- Total Investment Costs: \$5.1M
 - Total Agency Upfront Costs: \$2.9M
 - Total GSA/Lessor Upfront Costs: \$2.2M
 - Agency Break Even: 1.2 years



Recommended Next Steps

Action	Lead	Date
Main DOC and NOAA to communicate the operational consolidation plan for BAS services	DOC	1QFY16
Review Workplace Engagement outcomes	DOC	2QFY16
Revise Plans for SSMC	DOC	3QFY16

Opportunity Review Status

1. GSA Central Office	Initiated
2. GSA Regional Office	Initiated
3. Client Agency	Initiated

OPPORTUNITY ANALYSIS

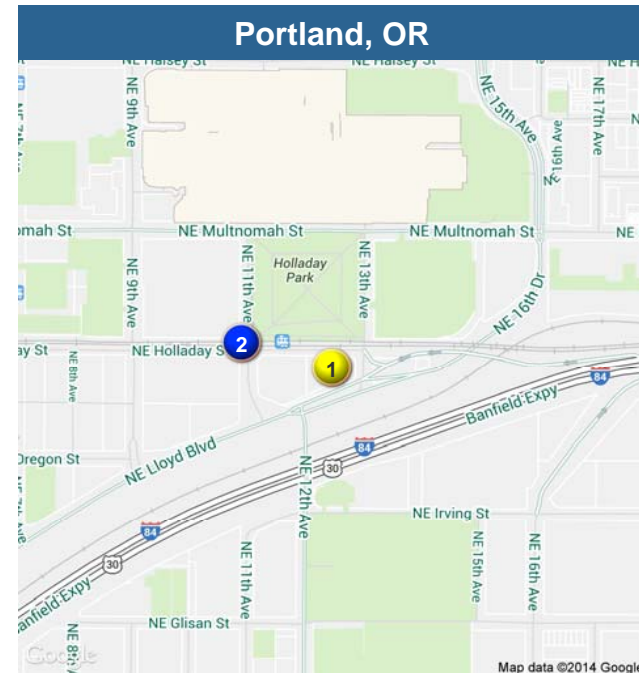
	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		3Q FY16	\$31.7M	\$31.7M	1,123,943	967,211	2,391	405	12,360
Target	Consolidate	3Q FY18	\$29.3M	\$28.9M	1,028,754	877,753	2,391	367	11,320
Annual TI Payment in Rent =	\$440k	Cost / (Benefit):	(\$2.4M)	(\$2.8M)	(95,189)	(89,458)	-	(38)	(1,040)
# of years TI is being amortized =	5 years	% Improvement:	(8%)	(9%)	(8%)	(9%)	-	(9%)	(8%)

OPPORTUNITY INVESTMENT DATA

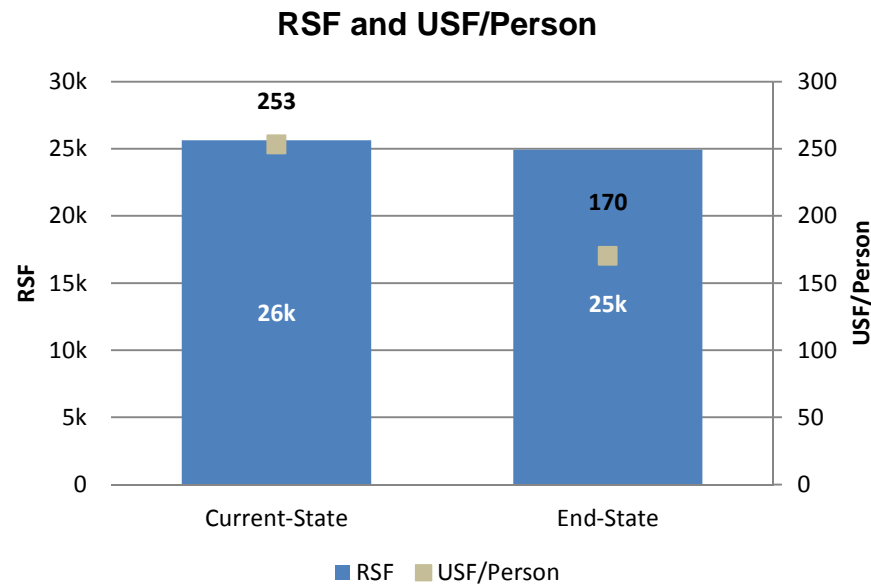
	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$2.2M	\$0	\$2.7M	\$0	\$0.2M	\$0	\$2.9M	\$5.1M	1.2 years
Funding Source(s)									

Portland, OR | NOAA Relocate from Leased to Owned Space

- NOAA occupies 26k RSF at 1201 NE Lloyd Boulevard in downtown Portland; 88 personnel are housed at a Utilization Rate over 250 USF/Person; lease expires in early 2015
- The nearby 911 Federal Building has vacant space that would benefit from additional operations relocating and backfilling the surplus space
- The GSA Region 10 staff are preparing renovation and upgrade plans for the 911 Federal Building to enhance the backfill environment for other Agency occupants
- The potential upgrades, including remediation of seismic concerns, are planned to be complete in FY17



● Leased ● Owned



Building	Owned /Leased	RSF	\$/RSF	Annual Rent	OA Expiration
1. 1201 NE Lloyd Blvd	Leased	26k	\$32.07	\$0.7M	2Q FY15
2. 911 Federal Building	Owned	189k	\$19.08	\$3.6M	N/A

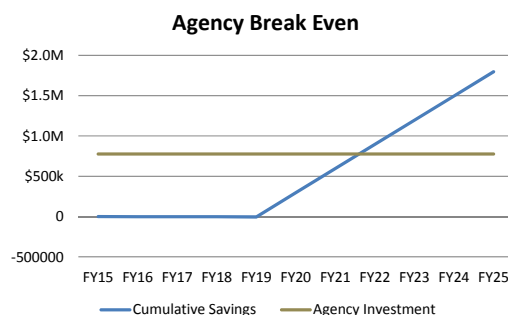
Portland, OR | NOAA Relocate from Leased to Owned Space

Opportunity Description

- NOAA Fisheries and NOAA Law Enforcement occupy approx. 26k RSF at 1201 NE Lloyd Boulevard in downtown Portland; currently 92 personnel are housed at a Utilization Rate over 250 USF/Person; lease expires in early 2015
- The nearby 911 Federal Building has vacant space that needs backfill occupants
- Relocation and right-sizing of the NOAA occupancies in the 911 Federal Building can reduce NOAA / DOC operating costs by approximately \$271k per year resulting in payback of investments in under 6 years
- Relocation of NOAA to the 911 Federal Building will not take place until February 2017 due to building seismic issues and confirmation of funding – Current lease is being extended (succeeding lease) and awaiting confirmation of seismic funding
- Pending Seismic upgrade in FY17
- This project should be considered for inclusion in the 2017 Consolidation Fund

Potential Benefits

- RSF Reduction: 693 (3%)
- Annual Rent Savings (w/o TI): \$0.3M (43%)
- Total Investment Costs: \$2.2M
 - Total Agency Upfront Costs: \$0.8M
 - Total GSA/Lessor Upfront Costs: \$1.4M
 - Agency Break Even: 5.6 years



Recommended Next Steps

Action	Lead	Date
Meeting with senior leaders on next steps – agree on plan to resolve seismic issues including confirmation of funding	Chaun Benjamin	FY16

Opportunity Review Status

1. GSA Central Office	Initiated
2. GSA Regional Office	Initiated
3. Client Agency	Initiated

OPPORTUNITY ANALYSIS

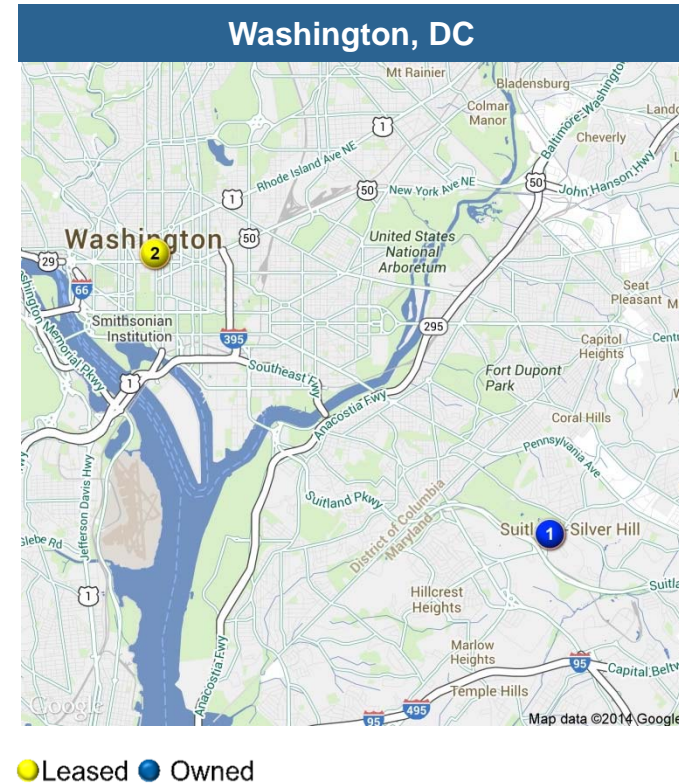
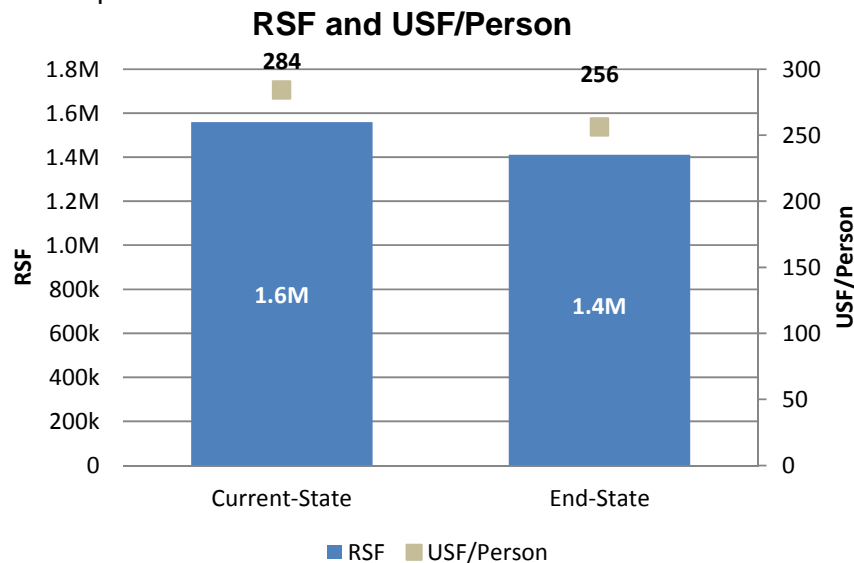
	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1Q FY15	\$0.7M	\$0.7M	25,612	23,239	92	253	280
Target	Relocate	3Q FY17	\$0.6M	\$0.4M	24,919	18,190	107	170	270
Annual TI Payment in Rent =	\$0.2M	Cost / (Benefit):	(\$0.1M)	(\$0.3M)	(693)	(5,019)	15	(83)	(10)
# of years TI is being amortized =	10 years	% Improvement:	(14%)	(43%)	(3%)	(22%)	16%	(33%)	(4%)

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$1.4M	\$0.0M	\$0.6M	\$0.1M	\$36k	\$40k	\$0.8M	\$2.2M	5.6 years
Funding Source(s)									

Washington, DC | BEA Leased-to-Owned Relocation

- Census and GSA are evaluating long-term space standards at the Census Suitland Headquarters to improve space utilization, likely to create excess space requiring backfill
- DOC Bureau of Economic Advisors (BEA) has 580 personnel in a leased location at 1441 L Street (148k RSF) with an annual rental rate of \$47.25/RSF
- The BEA lease was extended to 2016 in FY13 to align with DOC HQ renovations construction phasing that anticipated relocating BEA in 2016
- DOC renovation phasing has changed and BEA can no longer move to DOC headquarters in FY16
- There is no guarantee that renewal of the BEA location as-is or right-sized beyond 2016 is feasible because of competition requirements



Building	Owned /Leased	RSF	\$/RSF	Annual Rent	OA Expiration
1. 4600 Silver Hill Rd	Owned	1.4M	\$28.00	\$40.0M	N/A
2. 1441 L St	Leased	148k	\$47.00	\$7.0M	3Q FY16

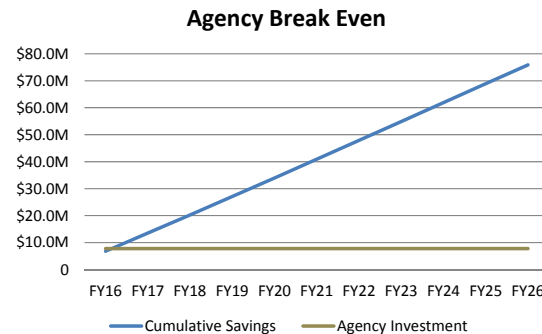
Washington, DC | BEA Leased-to-Owned Relocation

Opportunity Description

- Consolidate BEA into Census HQ building in 2016 upon the expiration of the 148k RSF lease
- Specific activities for this opportunity will include:
 - Revising Census HQ designs and phasing plans to accommodate BEA relocation to HQ in 2016 (\$1M design program)
 - Implementation of open floor plans and alternative workplace strategies at Census HQ to achieve improved UR
 - Right-sizing and box moves within Census HQ to consolidate excess space for assignment to BEA

Potential Benefits

- RSF Reduction: 147,960 (9%)
- Annual Rent Savings (w/o TI): \$7.0M (15%)
- Total Investment Costs: \$8.9M
 - Total Agency Upfront Costs: \$7.8M
 - Total GSA/Lessor Upfront Costs: \$1.1M
 - Agency Break Even: 1.2 years



Recommended Next Steps

Action	Lead	Date
Construction and relocation	DOC & GSA	3Q FY16

Opportunity Review Status

1. GSA Central Office	Approved
2. GSA Regional Office	Approved
3. Client Agency	Approved

OPPORTUNITY ANALYSIS

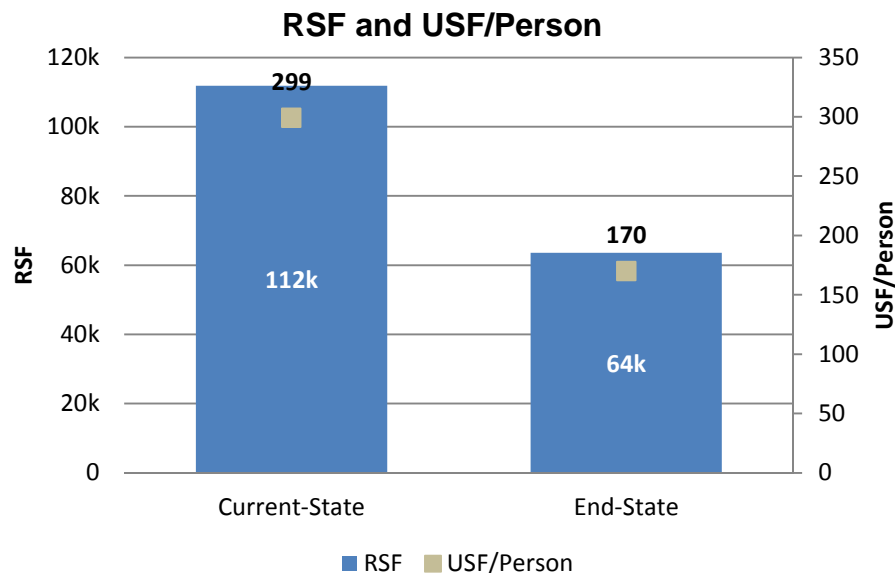
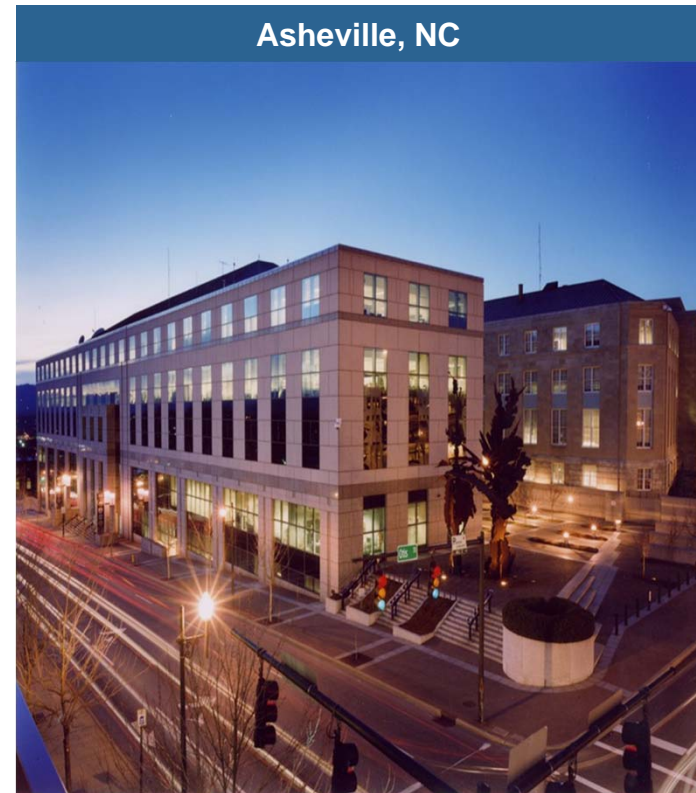
	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/Person)	GHG Emissions (Tons)
Baseline		2Q FY16	\$47.0M	\$47.0M	1,558,948	1,326,778	4,677	284	17,150
Target	Relocate	3Q FY16	\$40.2M	\$40.0M	1,410,988	1,195,511	4,677	256	15,520
Annual TI Payment in Rent =	\$0.2M	Cost / (Benefit):	(\$6.8M)	(\$7.0M)	(147,960)	(131,267)	-	(28)	(1,630)
# of years TI is being amortized =	5 years	% Improvement:	(14%)	(15%)	(9%)	(10%)	-	(10%)	(10%)

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$1.1M	\$0.0	\$7.6M	\$0.0	\$36k	\$0.2M	\$7.8M	\$8.9M	1.2 years
Funding Source(s)	GSA		Agency		Agency	Workplace Engagement			

Asheville, NC | NOAA Right-size in Owned

- NOAA occupies 111k RSF of office space in the GSA Owned Veach-Baley Federal Complex via an occupancy agreement which expires on 9/30/2023
- The space is occupied by 273 personnel with a resulting Utilization Rate (UR) of 299 USF/Person
- This occupancy exceeds the DOC target UR of 170 USF/Person
- This occupancy is classified as a Tier 1 opportunity (Large space & high UR) by DOC



Building	Owned/Leased	Assigned RSF	\$/RSF	Annual Rent	Expiration
Veach - Baley	GSA Owned	111,836	\$23.89	\$2,671,499	9/30/2023

Asheville, NC | NOAA Right-size in Owned

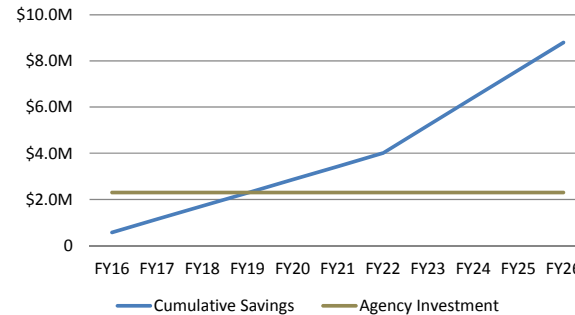
Opportunity Description

- NOAA occupies 81,665 USF at the Veatch-Baley federal office complex with 273 employees; equates to a utilization rate of 273 USF / HC
- NOAA returned some excess space to GSA and reduced its premises to 81,665 USF when the occupancy agreement was extended to 4Q FY23
- DOC internal analysis classifies this occupancy as a 1A space reduction opportunity
- Application of a DOC standard 170 UR; NOAA may reduce its operations costs at this location by over 40%

Potential Benefits

- RSF Reduction: 48,280 RSF (43%)
- Annual Rent Savings (w/o TI): \$ 1.2M (43%)
- Total Investment Costs: \$7.0M
 - Total Agency Upfront Costs: \$2.3M
 - Total GSA/Lessor Upfront Costs: \$4.7M
 - Agency Break Even: 3.8 years

Agency Break Even



Recommended Next Steps

Action	Lead	Date
Validate long-term headcount plan	DOC	1QFY16
Identify special space area and impact on UR	DOC/GSA	1QFY16
Finalize space requirement	DOC	1QFY16

Opportunity Review Status

1. GSA Central Office	Initiated
2. GSA Regional Office	Initiated
3. Client Agency	Initiated

OPPORTUNITY ANALYSIS

	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1QFY16	\$ 2.7M	\$ 2.7M	111,836	81,665	273	299	1,230
Target	Right-size	2QFY17	\$ 2.1M	\$ 1.5M	63,556	46,410	273	170	699
Annual TI Payment in Rent =	\$ 546k	Cost / (Benefit):	(\$ 0.6M)	(\$ 1.2M)	(48,280)	(35,255)	0	(129)	(531)
# of years TI is being amortized =	5	% Improvement:	(23%)	(43%)	(43%)	(43%)	(0.0%)	(43%)	(43%)

OPPORTUNITY INVESTMENT DATA

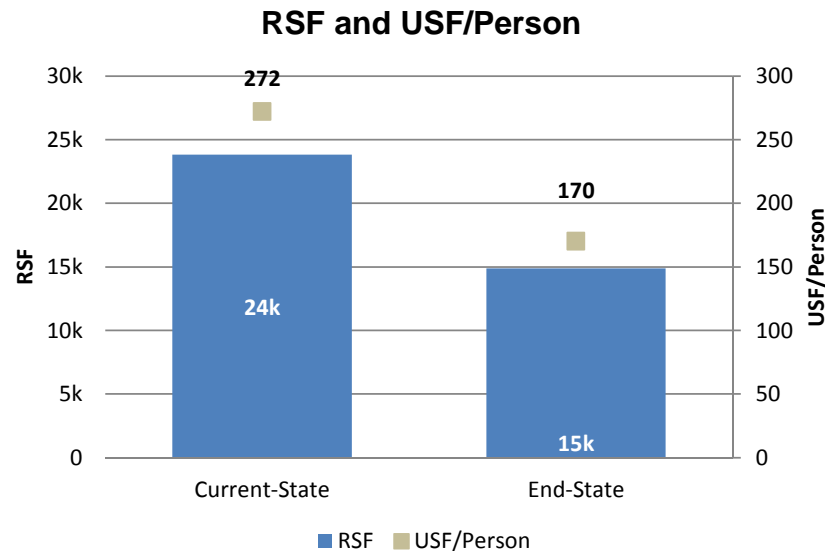
	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$2.5M	\$2.2M	\$1.6M	\$341k	\$318k		\$2.3M	\$7.0M	3.8 years
Funding Source(s)									

Fort Worth, TX | NOAA Right-size in Owned

- The NOAA NWS Regional Office is located in 24k RSF in the GSA Owned Lanham Federal Building in Ft. Worth, Texas
- The occupancy agreement for the majority of the space expires in 4Q FY24
- With 68 personnel presently occupying 18.5k USF, the NOAA Utilization Rate of 272 USF/Person exceeds the standard DOC Utilization Rate of 170 USF/Person
- Other occupants within the building have recently implemented open concept and achieved improved UR in the building
- GSA Region 7 discussions with NOAA indicate that NOAA would like to maintain current area to accommodate potential personnel growth; mission critical special space also create higher Utilization Rates



Fort Worth, TX



Building	Owned/ Leased	Assigned RSF	\$/RSF	Annual Rent	Expiration
FG Lanham Fed Bldg	GSA Owned	669	\$18.79	\$12,562	5/31/2018
FG Lanham Fed Bldg	GSA Owned	23,141	\$19.72	\$456,307	8/2/2024

Fort Worth, TX | NOAA Right-size in Owned

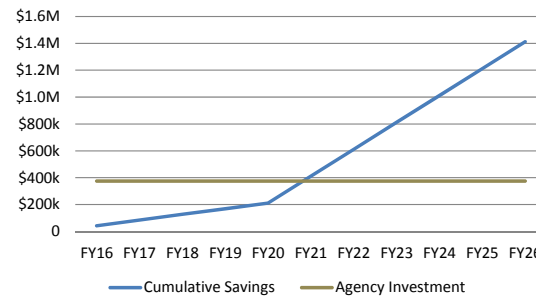
Opportunity Description

- NOAA National Weather Service occupies 18,507 USF in the Lanham federal building with a UR of 272 USF/Person
- This UR is more than the standard DOC 170 USF/Person goal and DOC has classified this occupancy as a 1A space reduction opportunity
- The amount of special space required by NWS is being reviewed to determine how large a reduction is possible without negatively impacting business operations
- GSA is identifying alternative spaces within the federal building to maximize returns on right-sizing investments

Potential Benefits

- RSF Reduction: (9k) RSF (38%)
- Annual Rent Savings (w/o TI): (\$0.2M) (40%)
- Total Investment Costs: \$1.2M
 - Total Agency Upfront Costs: \$375k
 - Total GSA/Lessor Upfront Costs: \$788k
 - Agency Break Even: 8.8 years

Agency Break Even



Recommended Next Steps

Action	Lead	Date
Validate long-term personnel plan	DOC	1QFY16
Identify special space area and impact on UR	DOC/GSA	1QFY16
Finalize space requirement	DOC	1QFY16

Opportunity Review Status

1. GSA Central Office	Initiated
2. GSA Regional Office	Initiated
3. Client Agency	Initiated

OPPORTUNITY ANALYSIS

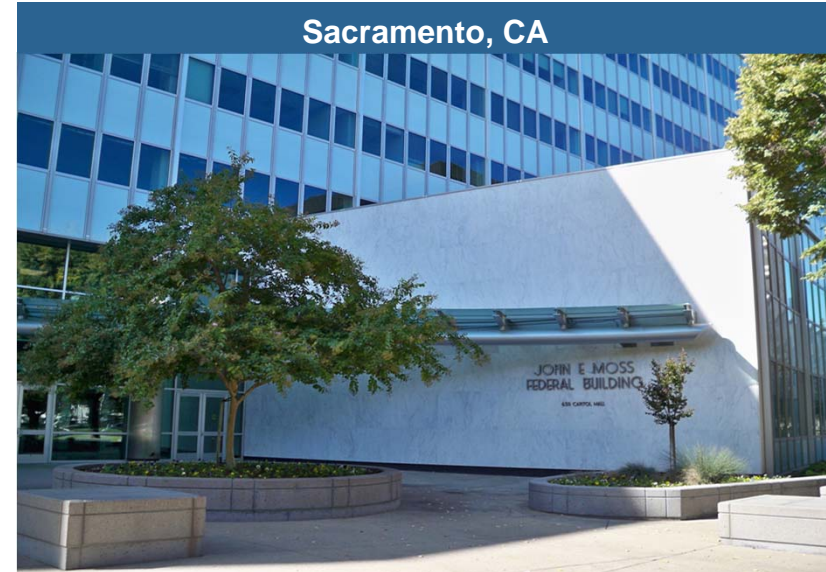
	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1QFY16	\$ 0.5 M	\$ 0.5M	23,810	18,507	68	272	262
Target	Right-size	2QFY17	\$0.46M	\$0.3M	14,872	11,560	68	170	164
Annual TI Payment in Rent =	\$158k	Cost / (Benefit):	(\$42k)	(\$0.2M)	(8,938)	(6,947)	(0)	(102)	(98)
# of years TI is being amortized =	5 years	% Improvement:	(8%)	(40%)	(38%)	(38%)	(0.0%)	(38%)	(37%)

OPPORTUNITY INVESTMENT DATA

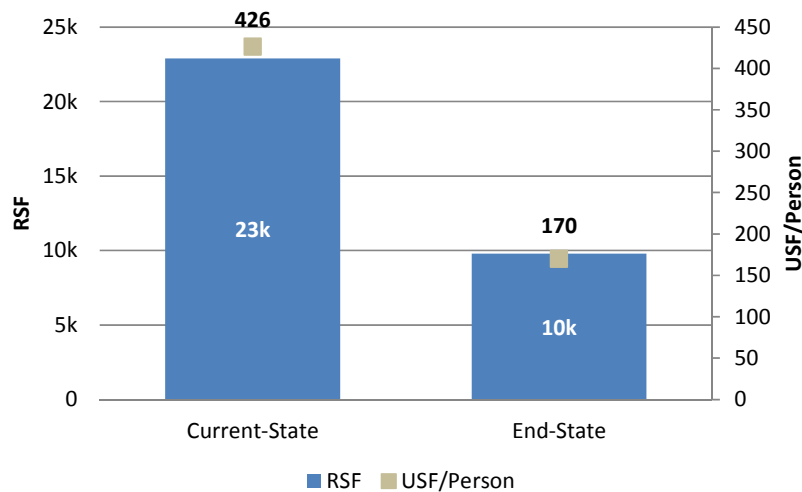
	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$443k	\$345k	\$270k	\$56K	\$49K	\$0.0K	\$375K	\$1.2M	8.8 years
Funding Source(s)									

Sacramento, CA | NOAA Right-size in Owned

- NOAA occupies 22.9 RSF in the GSA owned John E. Moss Federal Building in Sacramento, CA
- The Utilization Rate for this space is 426 USF/Person across the 39 NOAA personnel assigned to the location
- Including the current number of contractors (25 personnel) in the Utilization Rate decreases the UR to 260 USF/Person
- Both of these calculated UR significantly exceed the DOC UR guideline of 170 USF/Person and classifies the occupancy in DOC's Class 1A space reduction opportunity (high priority)
- The FY15 annual rent for the premises is \$430k and expires in 1QFY21



RSF and USF/Person



Building	Owned/ Leased	Assigned RSF	\$/RSF	HC	Annual Rent	Expiration
John E. Moss FB	GSA Owned	22,893	\$23.43	39	\$536,416	10/31/2020

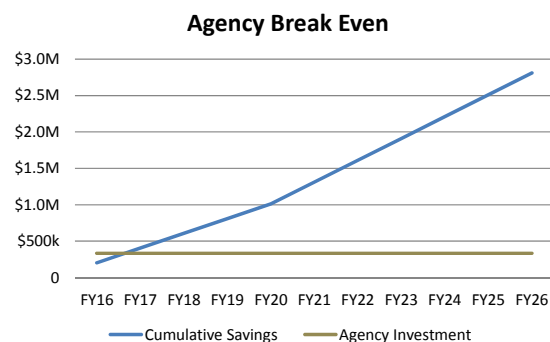
Sacramento, CA | NOAA Right-size in Owned

Opportunity Description

- NOAA occupies 16,627 USF in the GSA owned John E. Moss Federal Building in Sacramento, CA with 39 employees at a UR of 426 USF/Person
- Applying the standard DOC UR of 170 USF/HC would reduce the required space for these employees by approximately 10k USF and reduce occupancy costs by more than 50%
- GSA has determined that adjacent vacant space on floor could be combined with returned space to create a marketable space for a backfill tenant
- DOC has classified this space as a class 1A reduction opportunity (high priority)

Potential Benefits

- RSF Reduction: (13k) RSF (57%)
- Annual Rent Savings (w/o TI): (\$0.3M) (57%)
- Total Investment Costs: \$1.4M
 - Total Agency Upfront Costs: \$332k
 - Total GSA/Lessor Upfront Costs: \$1.1M
 - Agency Break Even: 1.6 years



Recommended Next Steps

Action	Lead	Date
Validate headcount planning basis for UR	DOC	1QFY16
Identify special space impacts on UR	GSA	1QFY16
Determine suitable characteristics and backfill candidates for marketable space	GSA	2QFY16
Finalize business case and implement changes	DOC	2QFY16

Opportunity Review Status

1. GSA Central Office	Initiated
2. GSA Regional Office	Initiated
3. Client Agency	Initiated

OPPORTUNITY ANALYSIS

	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		4QFY16	\$ 0.5M	\$ 0.5M	22,893	16,627	39	426	252
Target	Right-size	2QFY17	\$ 0.3M	\$ 0.2M	9,787	6,630	39	170	108
Annual TI Payment in Rent =	\$105k	Cost / (Benefit):	(\$ 0.2M)	(\$ 0.3M)	(13,106)	(9,997)	0	(256)	(144)
# of years TI is being amortized =	5	% Improvement:	(38%)	(57%)	(57%)	(60%)	(0.0%)	(60%)	(57%)

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$489k	\$538k	\$234k	\$49k	\$49K		\$332k	\$1.4M	1.6 years
Funding Source(s)									

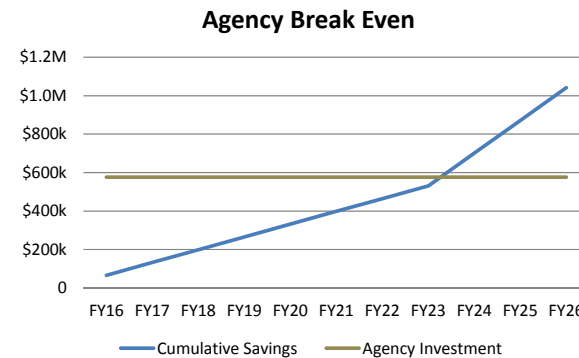
Sacramento, CA | NOAA Right-size in Owned

Opportunity Description

- NOAA occupies 16,627 USF in the GSA owned John E. Moss Federal Building in Sacramento, CA with 39 employees at a UR of 426 USF/Person
- NOAA has additional contractors (25 HC) using the premises that may limit the amount of space reduction opportunity
- Applying the standard DOC UR of 170 USF/Person to combine housed headcounts would reduce the required space for personnel by approximately 6k USF
- This relatively small change may not yield sufficient investment returns even though GSA has determined that adjacent vacant space on floor could be combined with returned space to create a marketable space for a backfill tenant
- DOC has classified this space as a class 1A reduction opportunity (high priority)

Potential Benefits

- RSF Reduction: (7k) RSF (31.7%)
- Annual Rent Savings (w/o TI): (\$170k) (32%)
- Total Investment Costs: \$2.3M
 - Total Agency Upfront Costs: \$576k
 - Total GSA/Lessor Upfront Costs: \$1.7M
 - Agency Break Even: 8.6 years



Recommended Next Steps

Action	Lead	Date
Validate headcount planning basis for UR	DOC	1QFY16
Identify special space impacts on UR	GSA	1QFY16
Determine suitable characteristics and backfill candidates for marketable space	GSA	2QFY16
Finalize business case and implement changes	DOC	2QFY16

Opportunity Review Status

1. GSA Central Office	Initiated
2. GSA Regional Office	Initiated
3. Client Agency	Initiated

OPPORTUNITY ANALYSIS

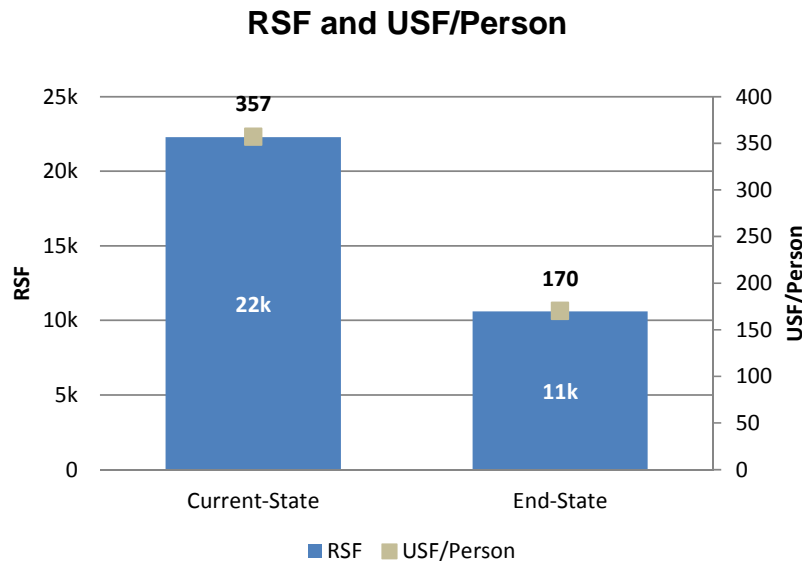
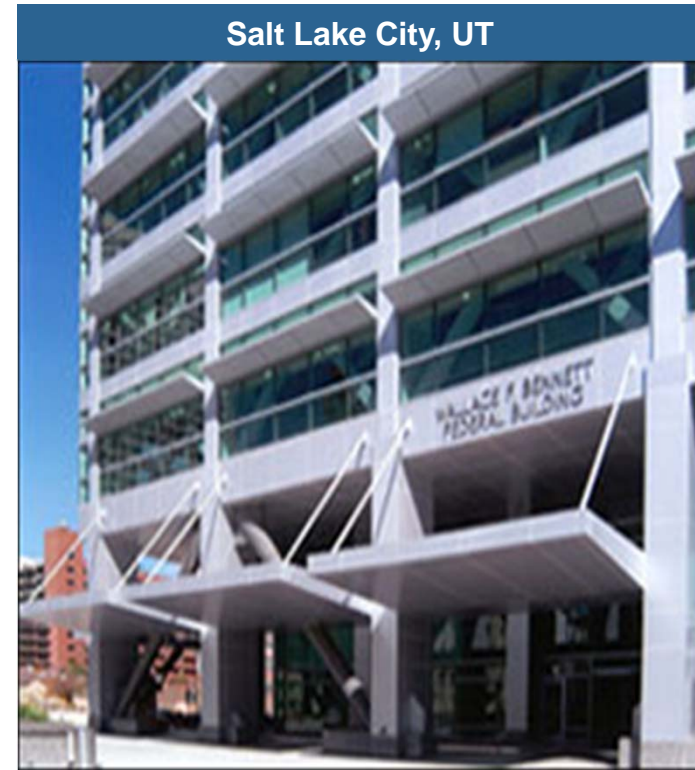
	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		4QFY16	\$536k	\$536k	22,893	16,627	64	260	252
Target	Right-size	2QFY18	\$544k	\$366k	15,638	10,880	64	170	172
Annual TI Payment in Rent =	\$178k	Cost / (Benefit):	\$8k	(\$170k)	(7,255)	(5,747)	(0)	(90)	(80)
# of years TI is being amortized =	5	% Improvement:	1.5%	(32%)	(32%)	(35%)	(0.0%)	(35%)	(32%)

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$829k	\$912k	\$408k	\$85k	\$83k		\$576k	\$2.3M	8.6 years
Funding Source(s)									

Salt Lake City, UT | NOAA Right-size in Owned

- NOAA occupies 22.3K RSF of office space at the Bennett Federal Building in Salt Lake City, Utah and presently spends \$430k annually under an occupancy agreement that expires 3Q FY17
- NOAA has 45 personnel occupying this space at a UR of 357 USF/Person, more than twice the DOC guideline of 170 USF/Person
- The relatively large area combined with a high Utilization Rate place this occupancy in the 1A category of the DOC Portfolio Analysis system (high priority for improvement)
- The recently renovated downtown building and first floor location are both a desirable location for NOAA and a suitable candidate for a modernized workspace which achieves the DOC 170 USF/Person standard



Building	Owned/Leased	Assigned RSF	\$/RSF	Annual Rent	Expiration
Bennet FB	GSA Owned	22,276	\$19.34	\$430,887	6/30/2017

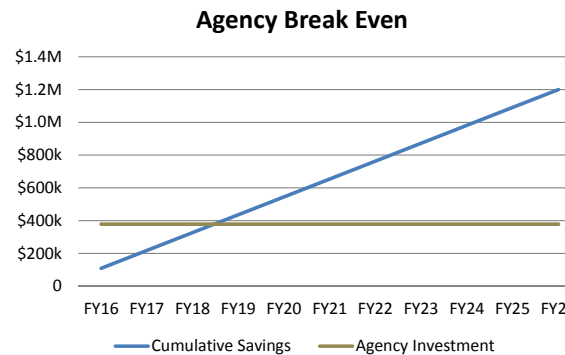
Salt Lake City, UT | NOAA Right-size in Owned

Opportunity Description

- NOAA occupies 16,060 USF with 45 personnel at the Bennett Federal Office Building in Salt Lake City at a Utilization Rate (UR) of 357 USF/Person. The present cost for this space is \$400k per year.
- The 357 UR exceeds the standard DOC 170 UR by more than 100% and DOC classifies the occupancy as a 1A priority for space improvement
- The occupancy agreement expires in FY17 and GSA is working with NOAA to evaluate cost reduction potential
- Preliminary analysis indicates that GSA and NOAA will need to minimize right-sizing investments to meet suitable return guidelines

Potential Benefits

- RSF Reduction: 12k RSF (52.4%)
- Annual Rent Savings (w/o TI): \$0.2M (52.4%)
- Total Investment Costs: \$1.4M
 - Total Agency Upfront Costs: \$379k
 - Total GSA/Lessor Upfront Costs: \$1.0M
 - Agency Break Even: 3.1 years



Recommended Next Steps

Action	Lead	Date
Validate long-term personnel plan	DOC	1QFY16
Identify special space area and impact on UR	DOC/GSA	1QFY16
Finalize space requirement	DOC	1QFY16

Opportunity Review Status

1. GSA Central Office	Initiated
2. GSA Regional Office	Initiated
3. Client Agency	Initiated

OPPORTUNITY ANALYSIS

	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	HC	All-in U/R (USF/Person)	GHG Emissions (Tons)
Baseline		FY16	\$ 0.4M	\$ 0.4M	22,276	16,060	45	357	245
Target	Right-size	FY17	\$ 0.3M	\$ 0.2M	10,611	7,650	45	170	117
Annual TI Payment in Rent =	\$103k	Cost / (Benefit):	(\$ 0.1M)	(\$ 0.2M)	(11,665)	(8,410)	(0)	(187)	(128)
# of years TI is being amortized =	5	% Improvement:	(28.6%)	(52.4%)	(52.4%)	(52.4%)	(0.0%)	(52.4%)	(52.4%)

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$478k	\$584k	\$270k	\$56K	\$53K	\$0k	\$379k	\$1.4M	3.1 years
Funding Source(s)									



SECTION 4

Next Steps

Next Steps

Task	Who	Timeframe
• Finalize FY15 opportunity updates and revisions	GSA and DOC	Sep 30, 2015
• Submit the Portfolio Review and Recommendations Report to OMB	GSA	Sep 30, 2015
• DOC and GSA to review scope for CPP engagement in FY16	GSA and DOC	Oct 2015
• Review critical CPP or Reduce the Footprint projects for FY16 Consolidation Fund consideration	GSA and DOC	1Q FY16
• Review and coordinate RTF workspace standards and recent bureau engagements	GSA and DOC	1Q FY16
• Coordinate with DOC Bureaus to ensure goal and budget alignment	DOC	2Q FY16
• Investigate and develop new opportunities for FY16 PR3 inclusion	GSA and DOC	2Q FY16
• Progress space release decisions for HCHB	GSA & DOC	FY16
• Develop consolidation plan and schedule for SSMC	GSA & NOAA	FY16
• Develop Census Regional Office and Regional Census Center acquisition strategies	GSA & Census	FY16
• Submit revised FY16 PR3	GSA	Sep 2016



SECTION 5

Supporting Detail

DOC Goals & Objectives	Core Real Estate Functions	Potential Areas of Focus in FY15 CPP
Economic Growth <ul style="list-style-type: none"> • Increase U.S. export value through trade promotion, market access, compliance and interagency collaboration • Implement an effective export control reform program • Develop and influence international standards and policies to support the full and fair competitiveness of the U.S. information and communications technology sector • Vigorously enforce U.S. fair trade laws 	Office Space <ul style="list-style-type: none"> • Offices located nationwide to support both location-specific specialized missions and administrative functions • Majority of administrative office space located in NCR (over 50%) of the portfolio is in office space • Mission specific locations are distributed across the country and are geographically constrained 	<ul style="list-style-type: none"> • Assist DOC HQ in promoting the benefits of wider adoption of a standard USF / Person across all bureaus • Prioritize opportunities for utilization improvements through use of standardized scoring and classification system • Enhance and demonstrate the benefits of consistent sharing of information managed by independent Bureaus with DOC HQ and GSA • Position strong business cases for possible FY15 consolidation funding and beyond <ul style="list-style-type: none"> • DOC HQ consolidations • NOAA HQ • Census HQ and Decennial Field Offices
Science and Information <ul style="list-style-type: none"> • Generate and communicate new, cutting-edge scientific understanding of technical, economic, social and environmental systems and forecasting 	Laboratory <ul style="list-style-type: none"> • Specialized space to cutting-edge scientific and technical systems forecasting and development • Scientific focused bureaus typically directly own their laboratory facilities and are independently staffed and managed 	<ul style="list-style-type: none"> • Identify opportunities for DOC to reduce real property spending through consolidations and workplace reconfigurations • Create a single POC to efficiently manage space acquisition processes for FirstNet deployment • Assist the development of office acquisition strategies and tactics to reduce the real estate costs associated with Census 2020
Environmental Stewardship <ul style="list-style-type: none"> • Promote economically sound environmental stewardship and science 	Warehouse <ul style="list-style-type: none"> • Warehouse use typically goes beyond storage of files and agencies to mission are critical (e.g. processing centers, equipment repair operations, etc.) • These commitments are typically long-term in nature and mission-driven 	<ul style="list-style-type: none"> • Improve real estate costs efficiency for access points to foster solicitation of economic growth ideas • Reduce portfolio footprint and energy consumption while maintaining mission capability • Identify and implement appropriate office services to reduce operating expenses
Environmental Stewardship <ul style="list-style-type: none"> • Promote economically sound environmental stewardship and science 	Other <ul style="list-style-type: none"> • Numerous other highly specialized property types exist including weather stations, port facilities fisheries examination offices, service, housing, industrial, etc. 	

Overview of DOC Operating Units

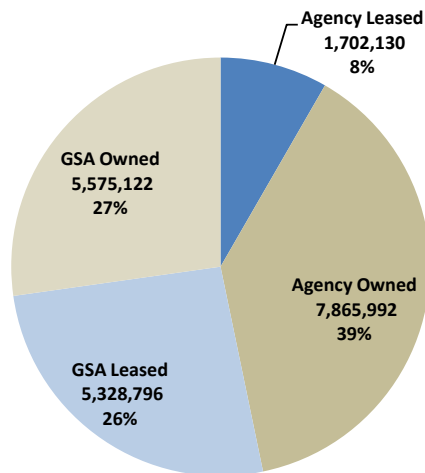
Operating Unit	Acronym	Mission Highlights	Onboard Headcount (Five Yr Outlook)	Space types	Areas of Focus
Department of Commerce	HQ	<ul style="list-style-type: none"> Centralized administration 	2,830 (Decline)	<ul style="list-style-type: none"> Office 	<ul style="list-style-type: none"> Funding and modifying plans for HQ renovations Identifying consolidation opportunities and meeting FTF goals
National Oceanic and Atmospheric Administration	NOAA	<ul style="list-style-type: none"> Scientific research Mapping Satellite deployment and monitoring Weather data acquisition and analysis Fisheries regulatory support and enforcement 	11,532 (Stable)	<ul style="list-style-type: none"> Office Lab Warehouse Distribution Weather installations Port facilities Data 	<ul style="list-style-type: none"> Finalizing consolidations Prioritizing funding for improvements at SSMC Headquarters Redesign of headquarters workplace Dispersed workplaces Deferred maintenance
United States Census Bureau	Census	<ul style="list-style-type: none"> Population demographics survey Data analysis and reporting Materials production, distribution and collection 	16,209 (Hyper growth expected to begin in 2016)	<ul style="list-style-type: none"> Central Office Survey offices Warehouse Data 	<ul style="list-style-type: none"> Cyclical RE occupancy Final planning for impacts of technology on Decennial operations and real estate requirements Deferred maintenance
United States Patent and Trademark Organization	USPTO	<ul style="list-style-type: none"> Reviewing applications Public awareness and historical education displays 	12,689 (Growth)	<ul style="list-style-type: none"> Office Central storage Data 	<ul style="list-style-type: none"> Continuing growth pressures Redefining space sharing and alternative workplace practices Operating satellite offices
National Institute of Standards and Technology	NIST	<ul style="list-style-type: none"> Fundamental research Standards maintenance 	3,333 (Stable)	<ul style="list-style-type: none"> Lab Warehouse Office Data 	<ul style="list-style-type: none"> Potential improvement in utilization of office areas Deferred maintenance
Other Operating Units	OU	<ul style="list-style-type: none"> Local and international business development and support Community outreach and collaboration 	1,488 (Varies)	<ul style="list-style-type: none"> Office Lab Data Special 	<ul style="list-style-type: none"> Consolidation and mobile working Reorganization impacts on real estate Eliminating MOUs and improved synergies of similar uses

The DOC portfolio is geographically dispersed and comprised of diverse property types and ownerships

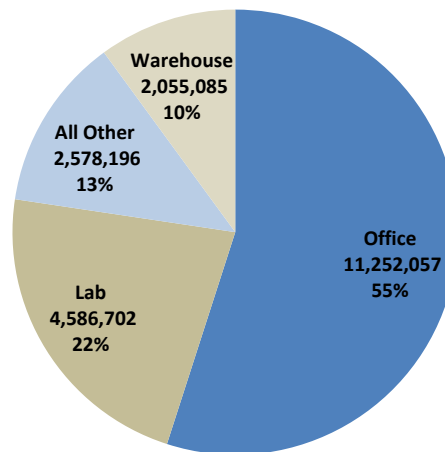
Observations:

- Portfolio: 20.5M RSF
- FY15 annual rent: \$303M
- GSA manages 53% of the DOC portfolio; DOC manages 47%
- 57% of DOC's portfolio is located in GSA's National Capital Region (NCR)
- 55% of the portfolio is comprised of office buildings

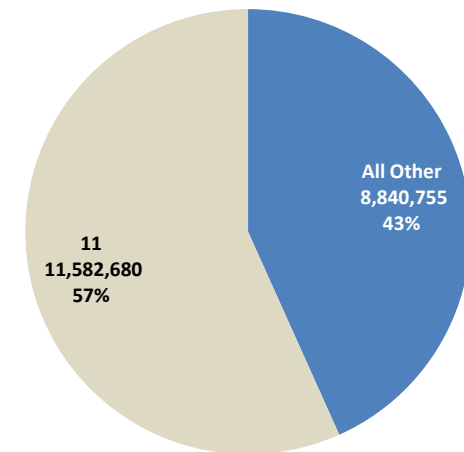
Owned vs. Leased (RSF)



Property Type (RSF)



Regional Dispersion (RSF)

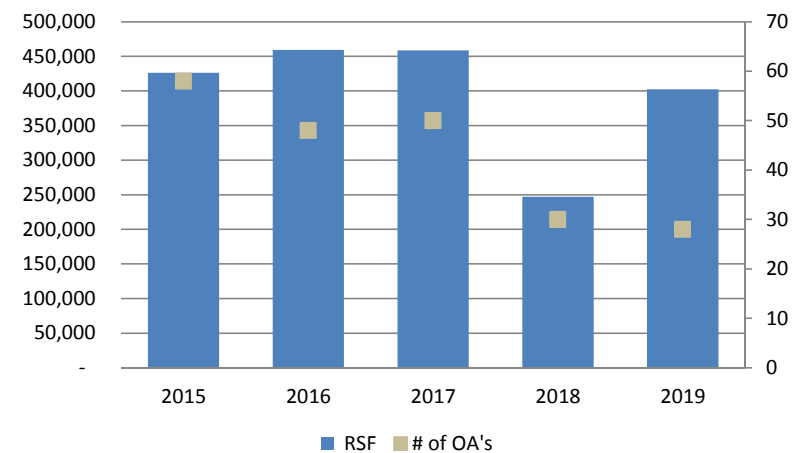


Over 28% of DOC's leased portfolio expires between FY15 and FY19

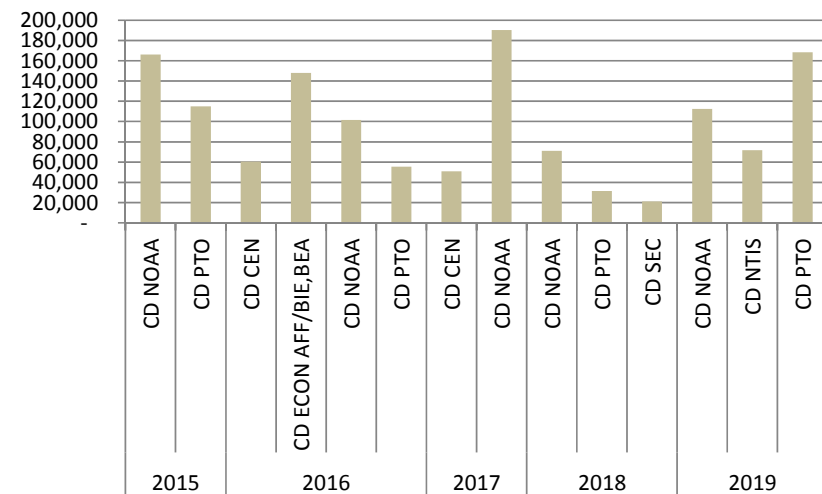
Observations:

- Lease expirations are scheduled to occur across numerous Operating Units (OUs)
- NOAA has the largest lease OA expirations in FY15-19 (>20k RSF)
- NOAA is engaged with Workplace to understand the potential impacts of design changes on its long-term space needs
- PTO lease expirations are supporting the operations of its HQ functions in Alexandria. Forecasted personnel growth limit the amount of space that can be exited and / or optimized
- Large lease expirations typically offer high-impact opportunities to capture cost savings
- Opportunities aligned with the largest lease expirations have been identified and are included in CPP planning

OA Expirations



Leased Office OA Expirations



DOC has collected office headcounts and is developing a system to prioritize portfolio changes

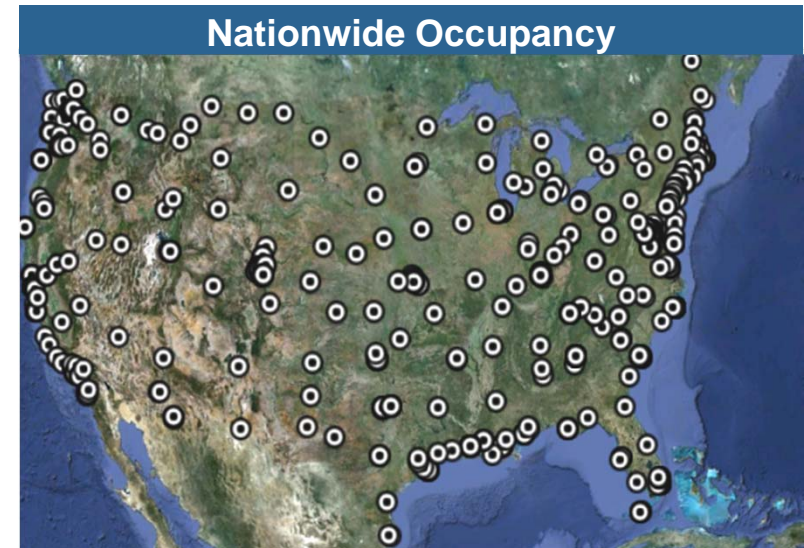
- Office of Facilities and Environmental Quality (FEQ) is focusing on the highest impact Opportunities for improvement
- GSA and DOC are collaborating on applying ranking system across the portfolio
- Identification of Tools and Strategy to enable change are intended to set expectations for timing and costs

<i>Priority Matrix</i>			
	High UR	Med UR	Low UR
High Population	Class 1 High UR/High Pop <i>Largest Cost & Savings</i> <i>Strategies: Reduce in Place in Succeeding/Superseding Lease/OA, Workplace Engagement, FIT</i>	Class 2A Med UR/High Pop <i>Significant Cost & Savings Strategies:</i> <i>Reduce in Place in Succeeding/Superseding Lease/OA, Workplace Engagement, FIT</i>	Class 5A Low UR/High Pop <i>Low Savings and Moderate cost</i> <i>Strategies: Reduce in Place in Succeeding Lease until 170</i>
Med Population	Class 2B High UR/Med Pop <i>Significant Cost & Large Savings</i> <i>Strategies: Reduce in Place in Succeeding Lease/OA, WFIM, Consolidation, FIT</i>	Class 3 Med UR/Med Pop <i>Moderate Cost and Savings, Strategies:</i> <i>Reduce in Place in Succeeding Lease, WFIM, Consolidation, FIT</i>	Class 5B Low UR/Med Pop <i>Low Savings</i> <i>Strategies: Reduce in Place in Succeeding Lease, or Consolidation</i>
Low Population	Class 4A High UR/Low Pop <i>Low Cost and Moderate Savings</i> <i>Strategies: Reduce in Place, Consolidation, or Telework</i>	Class 4B Med UR/Low Pop <i>Low Savings</i> <i>Strategies: Consolidation, Reduce in Place, or Full-time Telework</i>	Class 5C Low UR/Low Pop <i>Low to No Savings</i> <i>Strategies: Consolidation, or Full-time Telework (if you need the site)</i>

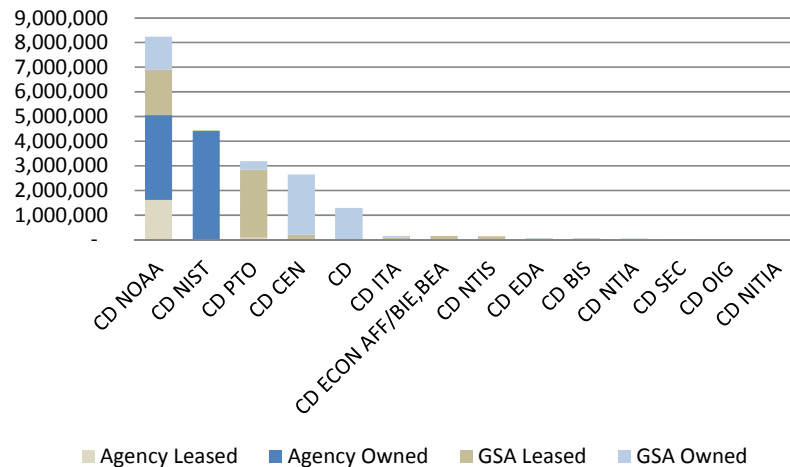
The majority of the national portfolio is occupied by Four Operating Units

Observations:

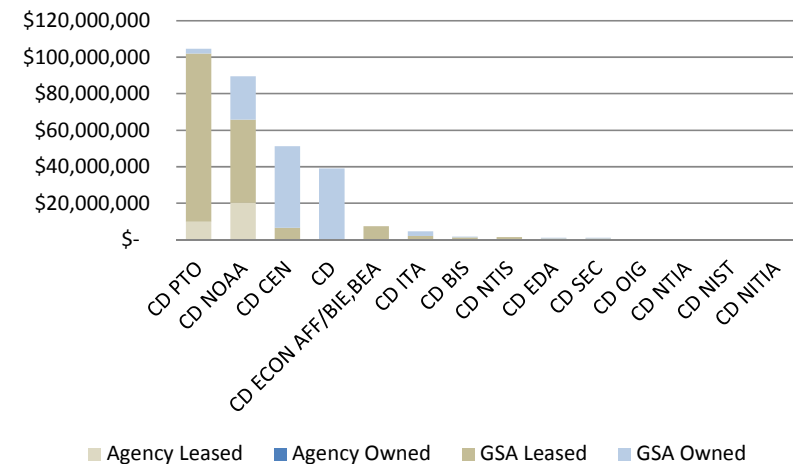
- Geographically dispersed locations are required to provide services at a local level in support of economic development and oversight missions
- NOAA, NIST, PTO & Census occupy the largest footprint
 - The analysis was prioritized around these four OUs and HQ in order to capture the highest impact opportunities



Total RSF by OU



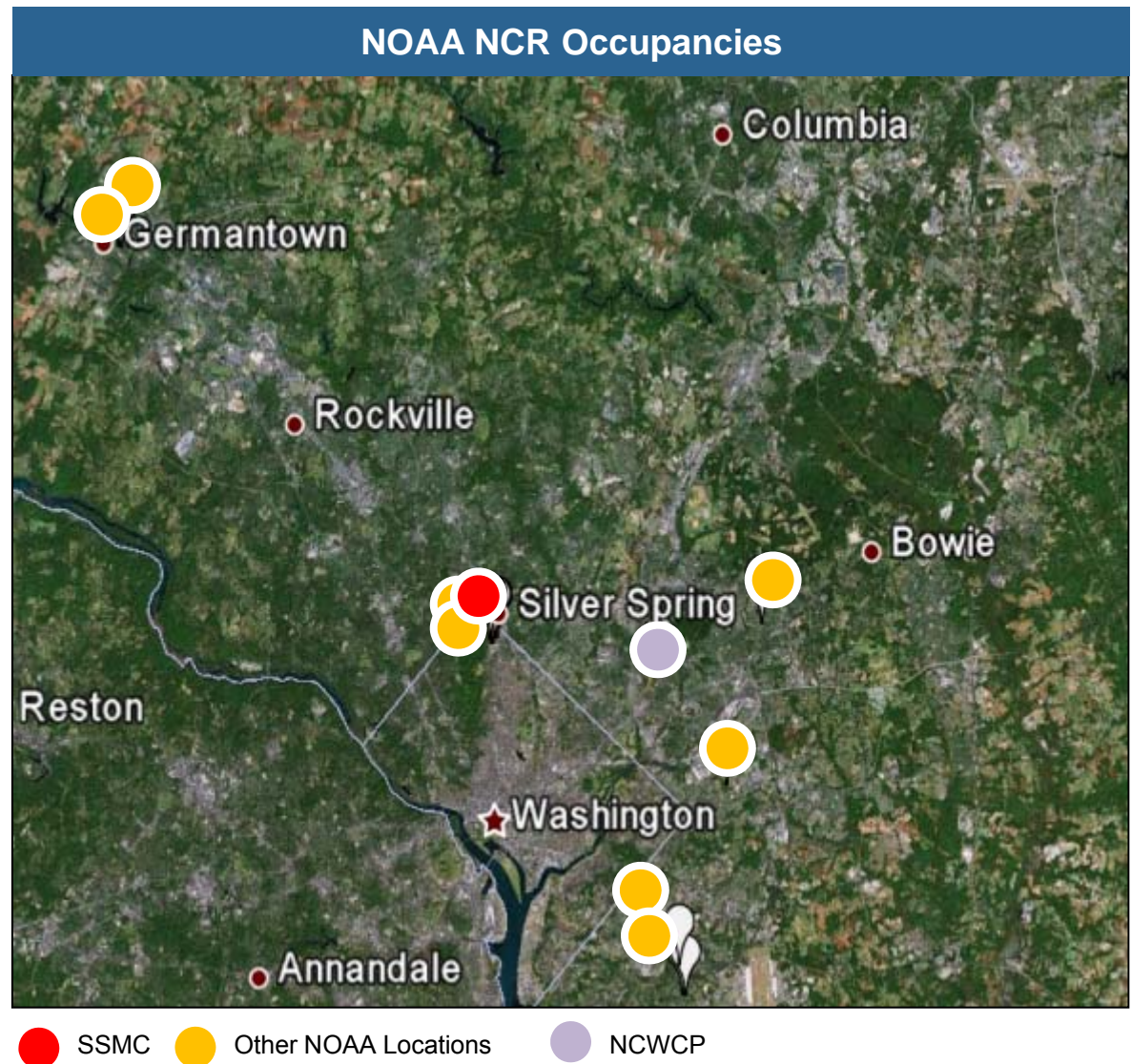
Annual Rent Costs by OU



The largest NOAA office and administrative functions are located in NCR

Observations:

- 42% of NOAA office portfolio is based in NCR
- NOAA opened a new research complex, the National Center for Weather and Climate Prediction (NCWCP) in Riverdale, MD, to replace existing locations
 - NOAA has moved research functions from SSMC into less space at NCWCP and improved the ability to absorb leases surrounding the SSMC HQ
- NOAA has already consolidated/reduced 3 leased locations into SSMC (36k RSF/\$1.3M per year savings) and plans to exit 2 more in 2015-16 (39k RSF/\$1.4M per year savings) (Opportunity 2)

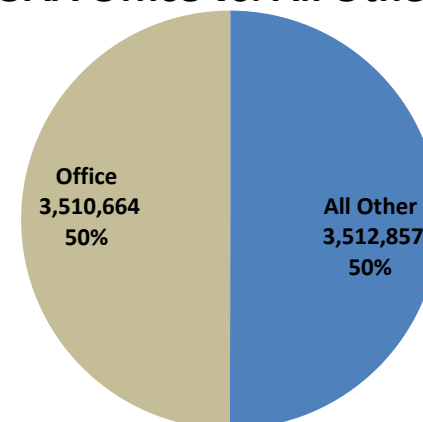


NOAA Office Occupancy

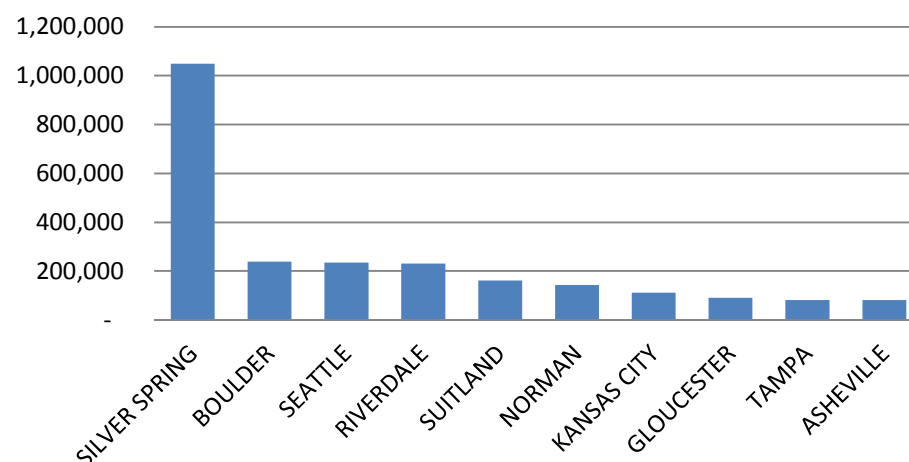
Observations:

- NOAA office utilization rates are amongst the highest within the DOC
- Because of NOAA's large real estate portfolio size, improving NOAA Utilization Rates will materially impact DOC's efforts to improve the efficiency of the portfolio
- Several locations are under consideration for right-sizing and/or relocation to Federal Building space
- NOAA is working with GSA Workplace to begin a Workplace Engagement to first evaluate the potential for alternative workplace benefits at Silver Springs Headquarters
- It is anticipated that over the long term the HQ workplace changes will have positive benefits on the NOAA utilization rates nationwide

NOAA Office vs. All Other (USF)



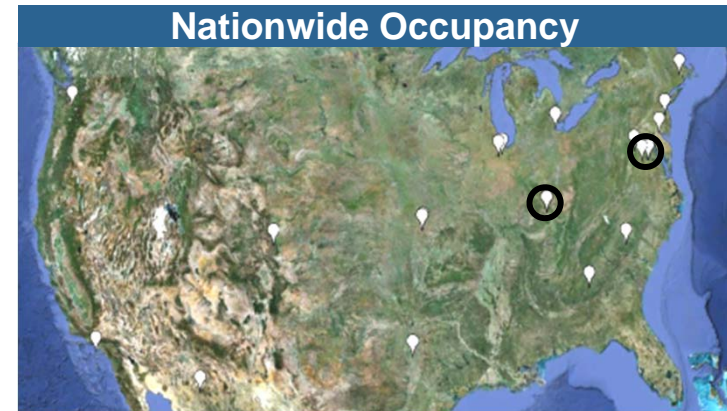
NOAA Largest Cities (USF)



Census occupies the fourth largest portfolio in DOC

Observations:

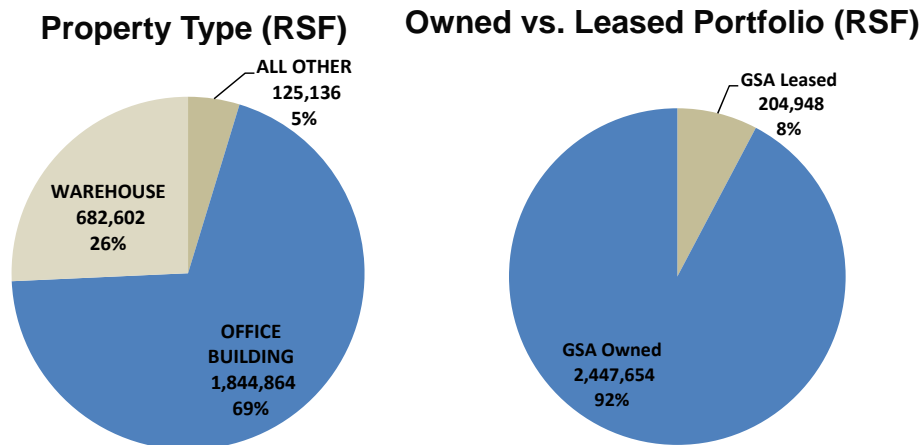
- The Census portfolio is entirely GSA managed
 - Annual rent expense: \$51.2M
 - 53% of RSF is at Suitland HQ; 34% in Jeffersonville; 13% in Regional offices
- The Census portfolio has experienced significant fluctuations in size due to the cyclical demands for temporary space to support the decennial survey
- Jeffersonville has been in operation for over 50 years and may be nearing the end of its useful life
- In FY13, Census closed six regional offices realizing \$1.7M in annual rent reduction and 167k in total footprint reduction
- Census does not have any plans for reductions or additions during 2014-2015



○ DC HQ and Jeffersonville

Regional Office update:

- The six remaining Census Regional offices are leased and expirations begin in 2016
- Changes in utilization and workplace standards may allow for housing temporary Decennial staff
- Long term, Census regional offices will remain, so relocation to Federal buildings is recommended
- GSA and Census need to work and establish requirements by 1QFY15 for 2020 temporary field staff and balance timing of moves to Federal Buildings
- Relocation in advance of the Decennial is not advisable. Will distract from Census primary focus on Decennial preparation and create additional cost

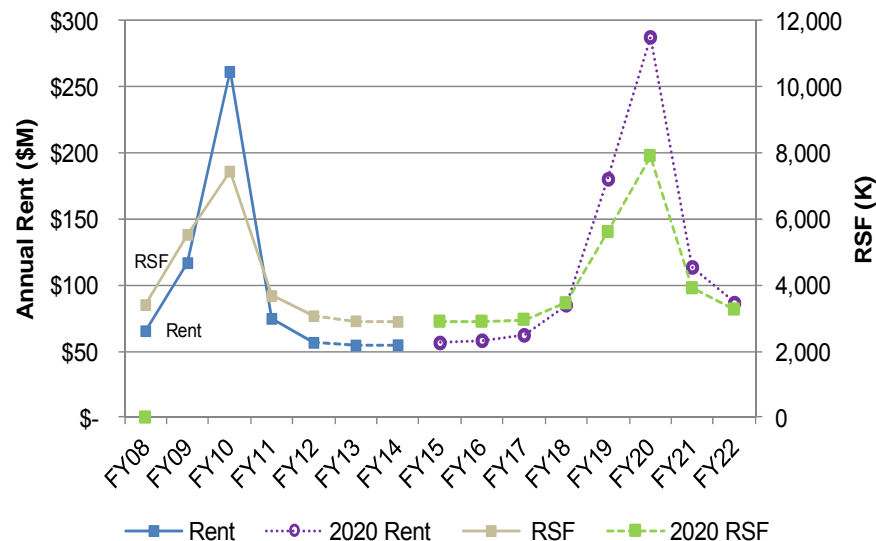


Long-term strategy for cyclical space to support the 2020 census will be implemented after FY15

Observations:

- In order to accommodate the growth in RSF leading up to each decennial survey, Census has executed short-term leases (up to five-year terms) nationwide to handle the collection of survey data
- If this strategy is pursued for the 2020 decennial survey estimated lease costs may approach \$300M
- The Census Technology Council has been formed as a cross-Agency team between DOC and GSA to evaluate emerging technology solutions and to make recommendations for optimizing the methods, resources, and IT platform of the 2020 Decennial
- In order to allocate more funds to technology investments for improved decennial polling, GSA and Census can develop opportunities to reduce temporary space and prioritize re-use of existing vacancies in the federal portfolio
- There is an opportunity to create value by minimizing the addition of temporary property to the GSA portfolio to meet the cyclical needs of the census Decennial operation

Projected Rent and RSF Trends (FY08-FY22)



Technology Council Action	Timeframe
Establish cross-agency team to organize actions and begin brainstorming	FY13
Identify potential technology platform outcomes and Budget requirements	FY14
Pilot test technology	FY14-15
Choose technology solution. Identify real estate solutions that align with technology.	FY16
Begin real estate solution implementation	FY17

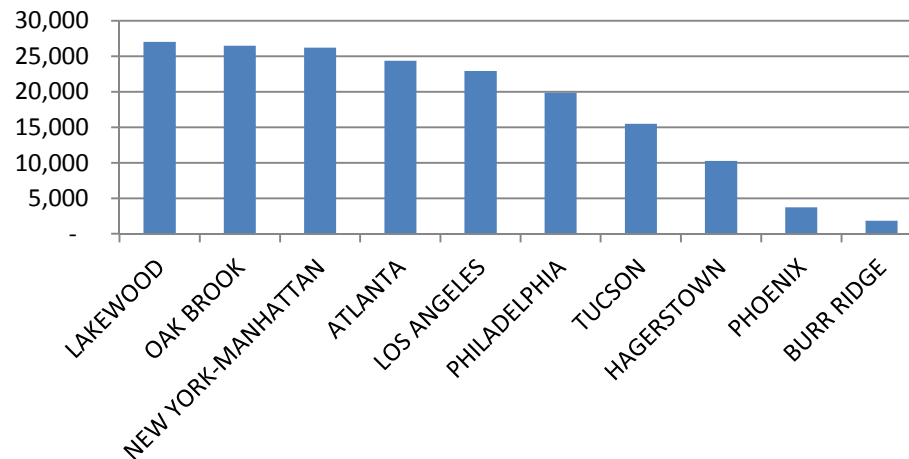
Source: GSA Portfolio data as of 1Q FY14, Census Bureau Historical Population Data

Census Office

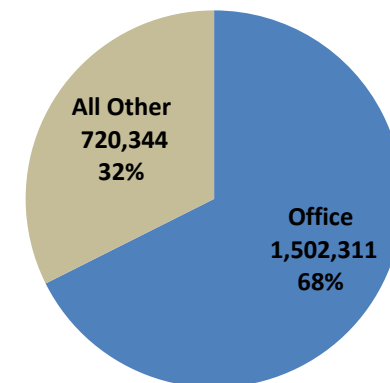
Observations:

- Census offices can be grouped by major Campus and Regional office locations
- Majority of non-office space is in Jeffersonville to support decennial and other data collection processes
- Office use efficiencies can be improved at major campus locations from the existing rates of approximately 300 USF / person; a Workplace engagement study is being considered at the Suitland HQ
- Regional office Utilization Rates exceed guidelines and placement of temporary Decennial staff may improve this condition over the next several years; existing layouts may limit total reductions in utilization rates

Census Largest Cities (USF)



Census Office vs All Other (USF)



Census Regional Office Strategy 2015-2022

Strategy:

- Maximize utilization of existing real estate assets and minimize long term investments

Conditions:

- All Regional offices are leased and are occupied at utilization rates that exceed DOC goals; all leased offices have expirations that occur before the 2020 Census
- Long-term Regional personnel staffing is expected to remain at existing levels post-Census 2020
- Federal buildings are proximate to most Regional offices and have existing vacancies that need to be backfilled
- Regional office utilization rates may be improved over the short term by assigning temporary Decennial staff to the existing Regional office locations

CITY	Building	RSF	Rent	Lease Exp
Lakewood (Denver)	6950 W JEFFERSON AVE	27k	\$0.6M	1QFY22
Oakbrook (Chicago)	1111 WEST 22ND STREET	28k	\$0.9M	1QFY16
Atlanta	101 MARIETTA ST NW	27k	\$0.5M	3QFY22
Los Angeles	15350 SHERMAN WAY	26k	\$0.8M	3QFY16
New York	32 OLD SLIP	39k	\$2.3M	1QFY24
Philadelphia	833 CHESTNUT STREET	23k	\$0.5M	1QFY17

Real Estate Tactics:

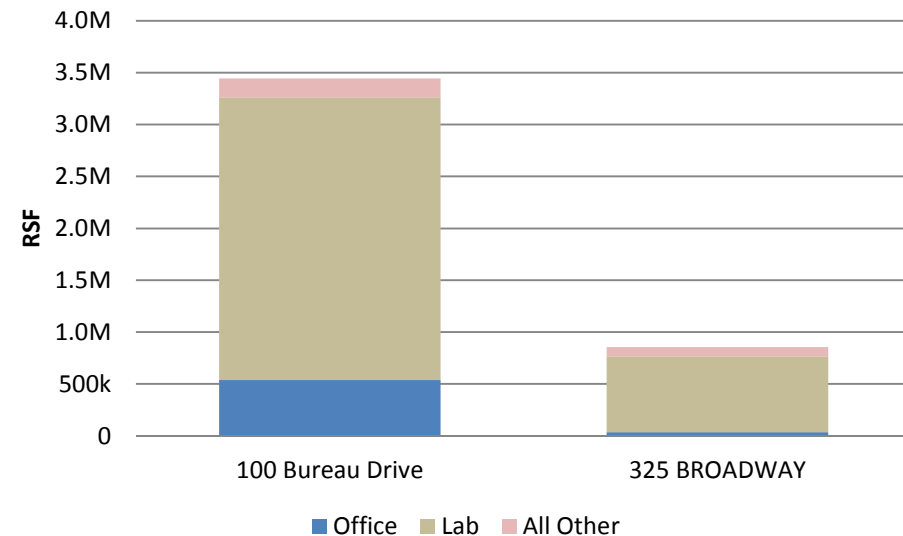
- Maintain existing Regional Offices until 2020 Census is complete; postpone Opportunities for consolidation until after 2021
- Extend and remain at existing leased locations thru 2022
- Look to house initial temporary staff in existing layouts and avoid investments
- Determine long term space requirements for long term staff; identify space at Federal Buildings to accommodate the long term needs
- Begin build out of long term space If necessary prior to 2020 to accommodate temporary staffing
- Refine long term occupancy workplaces thru pilot program in suburban Maryland test site by 2017
- Census and GSA will work together to insure that investments at Federal Building will be aligned with the long term staffing requirements
- Relocate long term staff to Federal buildings after 2020 Census is complete

NIST is predominantly comprised of lab space located within campus environments

Observations:

- NIST occupies two campuses: 100 Bureau Drive, Gaithersburg, MD (HQ); and 325 Broadway, Boulder, CO, which are owned by DOC and managed by NIST
- Because of internal DOC procedures, NIST incurs no annual rent expense for occupancy
- NIST commissioned a space utilization study of its Gaithersburg campus in FY12 and published the results in 4Q FY13
 - The results of the study indicate that office utilization rates of 163 ASF* per person compare favorably with the Department's space standard of 170 USF per person
 - There are no immediate opportunities to consolidate surrounding leased space onto the campus due to the lack of excess capacity
 - If office demands increase in the future, NIST may have an opportunity to re-design a limited amount of office area to increase utilization rates and consolidate larger blocks of space if funding for real estate rearrangement can be prioritized over investments in scientific mission
- Please refer to *Department of Commerce Real Estate Cost Savings Improvement Plan* for a description of the process and benefits of NIST's Office Space Banking program which consolidates excess space and enables efficient reallocation to growing business needs.

NIST Campuses by Property Type and Use (RSF)



NIST Gaithersburg



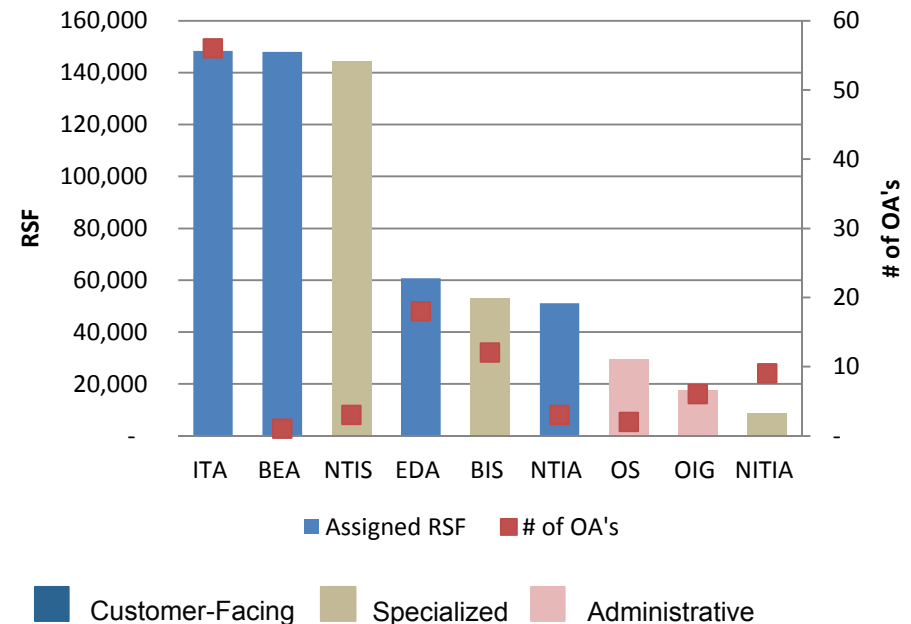
*Assignable Square Feet; the NIST study does not cite USF; ASF has minor differences from USF

Other DOC OUs have modest space requirements and several Opportunities for optimization

Observations:

- High impact opportunities exist for BEA, ITA, EDA, and NTIA
 - BEA: BEA has an opportunity to right size and consolidate into Census HQ
 - ITA: In FY14 ITA will complete its reorganization designs and reductions in space requirements are likely (See Opportunity 11)
 - EDA: Opportunity to pursue regional consolidations FY14-17 using Chicago workplace pilot recommendations (Opportunity 9)
 - NTIA has acquired a new mission in FY13: FirstNet; It is too early in the development cycle for GSA and DOC to have Opportunities identified for optimizing any FirstNet acquisitions (Opportunity 10)
- High impact opportunities do not exist for NTIS, BIS, OS and OIG
 - NTIS and BIS specialized missions are not candidates for optimizations because of replacement costs for special spaces
 - OS and OIG are already typically in federal buildings and based on their relatively small occupancies do not have high impact portfolios

RSF vs. # of OAs



DOC Other Operating Units (OUs)

Bureau of Economic Analysis (BEA)
 National Technical Information Service (NTIS)
 International Trade Administration (ITA)
 Economic Development Administration (EDA)
 Bureau of Industry and Security (BIS)
 Office of the Secretary (OS)
 Office of the Inspector General (OIG)
 National Telecommunications and Information Administration (NTIA)

Summary of Opportunities Identified, Not Advanced

OU Name	Region	Opportunity	Contributing Strategy	Outcome	Potential Benefit
Census	5	Opportunity 4: Increase long-term flexibility of Census NPC in Jeffersonville, IN	Capital Deployment, Right-size, optimize	Until next Decennial technology can be selected, it is not possible to establish the long term strategy for space requirements and identify surplus property at Jeffersonville	Plan to shed excess space; replace obsolete facilities
Census	All	Opportunity 5: Align cyclical real estate requirements with technology improvements for 2020 Census survey	Consolidation, Market	Census and GSA are collaborating on designs of technology platform for 2020 Decennial; Real estate solutions will be developed in 2016-17	Reduce estimated peak \$200M annual rent for temporary space
NOAA	11	Opportunity 8: Relocate personnel from NOAA leases in Germantown, MD in FY 2017 into SSMC upon expiration	Consolidation	Expanded scope and replaced with Opportunity 17	Rent savings; increased utilization
EDA	2,4,5,7,8,11	Opportunity 9: Nationwide Consolidation strategy and office rightsizing	Consolidation, Right-size	Being implemented by DOC/EDA; specifics of several consolidations are still being finalized; in progress projects in Atlanta, Chicago, Denver; additional markets may be impacted by new USF guidelines; will be updated in FY15 CPP	Estimated more than \$500k annual rent reduction
NTIA / FirstNet	ALL	Opportunity 10: Assist DOC in optimizing the new support and office real estate acquisitions for FirstNet	Consolidation, Right-size	FirstNet is a new program that is being formed. Expect to quantify benefits in FY15 CPP	Rent avoidance; increased utilization
All	ALL	Lease Market Rent Gaps	Market	FY15 Rent rates in alignment with market	Rent reduction
NOAA	10	Opportunity 12: Juneau, AK Right-size in Owned building	Right-size	Without backfill candidates there is no return on right-sizing investments	Rent reduction
Census	5, 9	Opportunity 14, 15, 18: Relocate Regional office personnel from leased space to Federal Building space	Relocation, Right-size	Relocations before 2020 Census will be disruptive and a major business interruption risk. Pursue post-Decennial.	Rent avoidance; increased utilization

Summary of Opportunities Identified, Not Advanced 2015

OU Name	Region	Opportunity	Contributing Strategy	Outcome	Potential Benefit
USPTO	11	FY15-1: Alexandria, VA USPTO Consolidation	Consolidation	<ul style="list-style-type: none"> Expected growth will utilize all of Campus Long term renewal discussions expected 	Rent savings; increased utilization
Census	4	FY15-3: Atlanta, GA Census Leased to Owned	Consolidation	<ul style="list-style-type: none"> Census Field office strategy implements after 2020 	Long-term cost reduction
NOAA	3	FY15-4: Chesapeake, VA NOAA Right-size	Right-size	<ul style="list-style-type: none"> NOAA engagement and support being developed Agency control of Property limits ability to implement before 2018 expiration 	Rent savings; increased utilization
NOAA	2	FY15-6: Highlands, NJ NOAA Right-size	Right-size	<ul style="list-style-type: none"> State facility built on Federal land precludes opportunity to make changes 	Rent savings; increased utilization
NOAA	6	FY15-7: Kansas City, MO NOAA NWS Consolidation	Right-size	<ul style="list-style-type: none"> Training, conference and other support spaces skewed initial analysis; office areas are appropriate Low rent rate limits investment returns 	Rent savings; increased utilization
Census	8	FY15-8: Lakewood, CO Census Leased to Owned	Consolidation	<ul style="list-style-type: none"> Census Field office strategy implements after 2020 	Rent savings; increased utilization
NOAA	10	FY15-10: Seattle, WA NOAA Consolidation	Consolidation	<ul style="list-style-type: none"> Large Agency Owned campus Developing potential approach but lack of identified backfill occupants limit opportunity benefit 	Rent savings; increased utilization
NOAA	11	FY15-10: Suitland, MD NOAA Right-size	Consolidation	<ul style="list-style-type: none"> NOAA engagement and support being developed Special space and mission may limit ability to backfill excess space 	Rent savings; increased utilization
ITA	All	FY15-13: Numerous locations ITA MOU exits	Consolidation	<ul style="list-style-type: none"> These mandated moves will not create significant cost savings to offset investments 	Legal risk reduction

Supporting Resources and References

Publication Name	Publication Source	Publication Date	Applied Use
DOC Master Template	GSA	2Q FY15	All Opportunities and Analyses
DAO 217-21 "Office Space Standards"	DOC HQ	4Q FY13	All Opportunities (Utilization Goal)
U.S. Department of Commerce Revised Real Property Cost Savings and Innovation Plan	DOC	3Q FY14	All Opportunities and long term planning alignment
Project Listing for Real Property Cost Savings and Innovation Plan	DOC	3Q FY14	Planned and In-Progress Projects
DOC Facilities Analysis of HQ Improvement Plan furniture costs and phasing	DOC	2Q FY13	DOC HQ consolidation planning
DOC HQ improvement prospectus	GSA	FY08	HQ project phasing and planning
FY 2012 SSMC Percentage of Occupancy	NOAA Website	4Q FY14	Opportunity 2
FY 2012 Space Assignments SSMC 1-4	NOAA	4Q FY14	Opportunity 2
Jeffersonville Space Study	GSA	4Q FY14	Opportunities 3 and 4
DOC Strategic Plan	www.doc.gov	FY08 - FY13	Goals and Potential Areas of Focus
USPTO Space Planning analysis of national facility space allocations and personnel	USPTO	FY12	Opportunity 5
GSA National Utilization Report	GSA	FY12	All Opportunities/Analysis
Census Population Forecasts	Census	FY12	Opportunity 4
Guidance for Calculating Scope 3 Emissions	World Business Council for Sustainable Development and World Resources Institute	FY11	All Opportunities
Workplace+ Calculating Space Utilization	GSA Workplace+ PMO Bulletin 01-13	FY13	All Opportunities
NIST Space Utilization Study – Gaithersburg Campus	NIST/ Metropolitan Architects and Planners	4Q FY13	NIST campus consolidation opportunity

Contact Information



All inquiries regarding the program or the content of this portfolio plan should be directed first to the CPP Program Manager

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SECTION 6

Appendix

CPP Team Roster

Definitions

Portfolio Data

CPP Team Roster

DOC Team

Name	CPP Role	Title
Richard Townsend	DOC Executive Sponsor	Deputy Asst. Secretary for Administration
Andy Duran	DOC CPP Lead	Associate Director of Office of Real Property
Ed Horton	NOAA Executive	Chief Administrative Officer
Roy Eckert	NOAA POC	Sr. Facility Investment Planner
Peggy Saylor	NOAA POC	Director, Real Property Management Division
Susan Cantilli	NIST POC	AIA, Office Facilities and Property Management
Vincent Gordon	Census Executive	Chief, Administrative & Customers Service Div.
Lisle Hannah	USPTO POC	Dep. Dir/Admin Services
Terry White	DOC POC – EDA, USPTO	Realty Specialist, ORPP
Mohamad Balhis	DOC POC - NOAA, MBDA, NTIA	Realty Specialist, ORPP

GSA Team

Name	CPP Role	Title
Bart Bush	PBS HQ Executive Sponsor	Assistant Commissioner – Client Solutions
Peter Kulp	CPP Team Leader	National Account Manager
Rob Chambers	PBS Portfolio POC	Portfolio Analyst
Joel Tabatcher	PBS Real Estate POC	Leasing Program Support
Jonathan McIntyre	PBS Workplace Expert	Architect
Loaela Hammons	CPP Program Manager	CPP Program Manager
Jennifer Kendall	Account Management Exec	National Account Director
Calvin Myint	Regional POC (NCR)	Regional Client Executive
Mark Bartok	Consultant	Director, CBRE Management Consulting
Malcolm Squire	Analyst	Analyst, CBRE Management Consulting

Acronyms Used in this Report

Acronym	Definition
ASF	Assignable Square Feet
DOC	U.S. Department of Commerce
FY	Fiscal Year The federal government's fiscal year runs from October 1 of the previous calendar year to September 30 of the year with which it is numbered.
GHG	Greenhouse Gas
GSA	General Services Administration
HQ	Headquarters
k	Thousand
M	Million
NCR	National Capital Region
OA	Occupancy Agreement An Occupancy Agreement is similar to a lease between GSA and each tenant agency in a building that establishes the rent and space assignment for each agency. Source: www.gsa.gov
Payback	The payback period is calculated by dividing the total investment cost by run-rate annual savings
RSF	Rentable Square Feet The rentable area typically includes the usable area within the tenant's premises plus an allocation of common areas of the building. Source: GSA Workplace
UR	Utilization Rate (USF/person) To calculate space efficiency of a location, divide total usable square feet by the personnel that occupy the space. Source: GSA Workplace
USF	Usable Square Feet The usable area is the amount of space that the agency uses, including total office, special, and storage spaces. Source: GSA Workplace.

Acronyms Used in this Report (cont'd)

Acronym	Definition
BEA	Bureau of Economic Analysis
BIS	Bureau of Industry and Security
Census	United States Census Bureau
EDA	Economic Development Administration
ITA	International Trade Administration
MDBA	Minority Business Development Agency
NIST	National Institute of Standards and Technology
NOAA	National Oceanic and Atmospheric Administration
NTIA	National Telecommunications and Information Administration
NTIS	National Technical Information Service
OIG	Office of Inspector General
OMB	Office of Management and Budget
OS	Office of the Secretary
OU	Operating Unit
SBA	Small Business Administration
USPTO	United States Patent and Trademark Office

Business Case Definitions

SELECTED GLOBAL fields

Opportunity Analysis Component	Definition and limiting conditions	Reference / Source
Baseline	<ul style="list-style-type: none"> The data and details necessary to establish the Present State of the real estate portfolio that contains all the property to be impacted by a series of tactics and associated with an Occupancy Plan Data are extracted in a consistent method from the GSA Master Data Template as inputs to the Business case tools (Business Case model, specialized tools, etc.) Minimum data required include: <ul style="list-style-type: none"> Property description and unique identifier Useable area Housed headcount Control (Owned / Leased; GSA- or Agency-) Control timeframe (Expiration date) Total Annual rent* For Business Case comparison purposes, ALL CONDITIONS are assumed as CONSTANT for the entire duration of the business case analysis term Business Case tool used to quantify annual costs, areas, and measures for comparison 	<ul style="list-style-type: none"> GSA Master Data Template / GSA Portfolio Agency analyses and data / Individual Agency contacts and FRPP Business Case Model rel. 1 / Client Portfolio Planning & CBRE Business Case Principles Presentations / GSA Portfolio Jan – June 2013 (see extract on next page)
Target	<ul style="list-style-type: none"> The resultant End State of the portfolio after all Tactics have been implemented <ul style="list-style-type: none"> RSF, Rent, USF, HC (Headcount) are standard properties and not defined here Implementation Start / End Date: the earliest / latest date that is associated with any Tactic 	<ul style="list-style-type: none"> Business Case Model Regional analyses Consolidation Fund model
Tactics	<ul style="list-style-type: none"> When all tactics are combined, these comprise the Strategic Plan for the Portfolio that is being analyzed and optimized Each individual Tactic is a time bounded action which impacts the performance metrics of the Portfolio Minimum data required include: <ul style="list-style-type: none"> Tactic date and building impacted by the proposed change Area subject to construction (see Build Out definitions) Change in area to be occupied and subject to recurring rent and operating costs Changes in headcount assigned to each individual location Construction scope and unit costs 	<ul style="list-style-type: none"> Opportunity Card / Opportunity Description by CPP teams Unit Costs from WIFM v1i / GSA Workplace
Net Improvement	<ul style="list-style-type: none"> Changes in key metrics of RSF, USF, Rent, USF/HC, and Greenhouse gases 	N/A

Definitions Appendix

* Note: The Master Data template includes both an ANNUAL Total and unit costs on a \$/RSF basis; when computation of the Annual rent based on the MDT unit rates is at variance with the ANNUAL Total rent, Business cases use the ANNUAL Total rent and include an "Other" unit rate adjustment in the detailed Operating Cost section of the Business Case Analysis Tool(s).

Opportunity Card Definitions

SUMMARY HIGHLIGHTS

Item	Definition
Opportunity Description	Describe the scope of the opportunity. Explain movement between buildings, expiration dates, etc. This section gives the reader an understanding of what implementing the opportunity entails.
Potential Benefits: RSF Reduction	The amount of RSF change between the Baseline and Target plans, including the percentage of change in parentheses
Annual Rent Savings (w/o TI)	Difference between Baseline Annual Rent versus forecasted Target Annual Rent without costs of Build Out amortization included in the Target Annual Rent.
Total Investment Costs	Sum of all GSA and Agency Costs. Also shown as TIC amount in the OPPORTUNITY INVESTMENT DATA table.
Total Agency Upfront costs	Sum of Furniture + IT + Move + Other in the OPPORTUNITY INVESTMENT DATA table. (FIT funds are included here and are <i>not</i> included in the annual rent as amortized costs.)
Total GSA Upfront costs	Sum of Build Out (TI) and Build Out (Core/Shell) from OPPORTUNITY INVSTMENT DATA table.
Agency Break even	Calculated number of years for the Agency to recoup the Agency Upfront Costs. Also shown in the OPPORTUNITY INVESTMENT DATA table.
Agency Priority	How this Opportunity is expected to be prioritized by the Agency. Rank by number (X) out of (XX). XX is the number of opportunities in the PR3.
Ability to Fund (FYXX)	FYXX identifies timing that funds would first be needed. Also include a subjective estimation of GSA's and the Agency's ability to fund – either High, Medium, or Low
Recommended Next Steps	Short list of time-bounded & assigned accountabilities for priority / major next steps or milestones to achieve the Opportunity benefits. Can change over time and will reflect contemporary situation.
Opportunity Review Status	Statement of key Stakeholder support of the Opportunity. Valid values: <ul style="list-style-type: none"> - Approved - In Process - Initiated - Rejected

* Note: GSA's Business Case Analysis Model and specialized Regional worksheets are typically used to develop these data. Business Case Appendix materials identify Sources.

Opportunity Card Definitions

OPPORTUNITY ANALYSIS table

Item	Definition
Baseline	<ul style="list-style-type: none"> The data and details necessary to establish the Present State of the real estate portfolio that contains all the property to be impacted by a series of tactics and associated with an Occupancy Plan Data are extracted in a consistent method from the GSA Master Data Template as inputs to the Business case tools (Business Case model, specialized tools, etc.) Minimum data required include: <ul style="list-style-type: none"> Property description and unique identifier Useable area Housed headcount Control (Owned / Leased; GSA- or Agency-) Control timeframe (Expiration date or Owned) Total Annual rent* For Business Case comparison purposes, ALL CONDITIONS are assumed as CONSTANT for the entire duration of the business case analysis term Business Case tool used to quantify annual costs, areas, and measures for comparison
Target	Forecasted future conditions (“End State”) scenario and associated measures. See Baseline definition.
Action	<p>Strategy to be used to implement changes between Baseline and Target scenarios. Possible selections include:</p> <ul style="list-style-type: none"> - Consolidation - Relocation - Right Size in Place - Cost Avoidance - Capital Deployment - Market Driven - Process / Service Improvement - Sustainability
Start (End) Date	Expected Quarter & Fiscal year timings associated with the Business Case Action. Stated in in the format of “0Q FY00”
Annual Rent (w/ TI)	Agency payments to landlords and / or other suppliers for all costs of occupying and / or operating real estate premises. Specifically excludes repayment of capital investments made by other entities. Values are consistent for Business Case purposes. Not for Budgets.
Annual Rent (w/o TI)	Agency payments to landlords and / or other suppliers for all costs of occupying and / or operating real estate premises PLUS repayment of capital investments made by other non-Agency entities. Values are consistent for Business Case purposes. Not for Budgets.

Definitions Appendix

* Note: The Master Data template includes both an ANNUAL Total and unit costs on a \$/RSF basis; when computation of the Annual rent based on the MDT unit rates is at variance with the ANNUAL Total rent, Business cases use the ANNUAL Total rent and include an “Other” unit rate adjustment in the detailed Operating Cost section of the Business Case Analysis Tool(s).

Opportunity Card Definitions

OPPORTUNITY ANALYSIS table – ACTION types

Item	Definition
Consolidation	A Consolidation Opportunity will create change at two or more properties that the Agency presently occupies. One (or more) of the existing buildings will be exited and one (or more) of the existing buildings will continue to be occupied upon achieving the Target end state.
Relocation	A Relocation Opportunity will create change at two or more properties. One (or more) of the buildings is not presently occupied by the Agency. One (or more) of the existing buildings will be exited and one (or more) of the remaining buildings will continue to be occupied at the Target end state.
Right Size	A Right-size Opportunity will create change within one or more properties that the Agency presently occupies. One (or more) of the existing buildings will have a Target end-state area that is less than the area presently occupied.
Cost Avoidance	A Cost Avoidance Opportunity illustrates change between an end-state that “may” have been required if all conditions within the property that the Agency presently occupies were replicated to accommodate growth versus the Target end-state. The Baseline condition is modified to forecast what “would” be needed (“Avoided Future State”) and then compared to the Target end-state. These Opportunities are typically associated with, but not limited to, accommodating growth within an existing footprint instead of establishing larger or other premises.
Capital Deployment	A Capital Deployment Opportunity will create change within one or more properties that the Agency presently occupies by means of disposition or some special type of financing (e.g., sale, sale-leaseback, special financing).
Market Driven	A Market Driven Opportunity will create change within one or more properties that the Agency presently occupies by conducting negotiations to improve the economics of the occupancy. Examples include lowering rents to match market conditions and lowering rents by extending the term of the occupancy.
Process / Service Improvement	A Process / Service Improvement Opportunity will create change within one or more properties that the Agency presently occupies through adoption of improved processes or acquisition services such as Digital Print management, bulk purchasing contracts, etc.
Sustainability	A Sustainability Opportunity will create change within one or more properties that the Agency presently occupies by improving the operating costs of the occupancy through implementation of projects that are focused on Greenhouse gases, commutation, LEED certifications, recycled materials, etc.

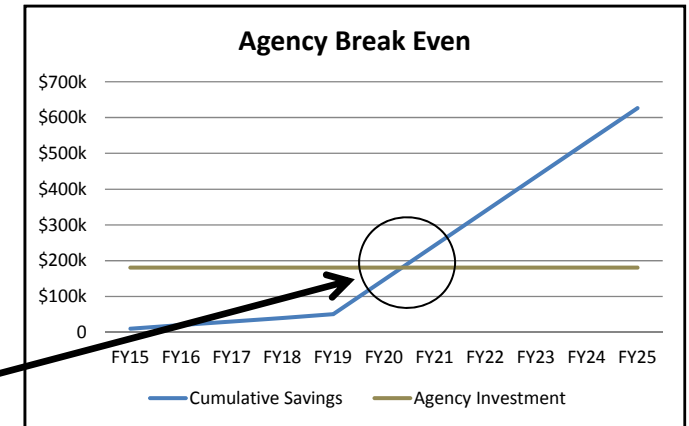
Opportunity Card Definitions

OPPORTUNITY ANALYSIS table

Item	Definition
RSF	Rentable Square Feet that are analyzed in Baseline and Target scenarios.
USF	Useable Square Feet that are analyzed in Baseline and Target scenarios.
HC	HEADCOUNT ("HC") assumed to be housed in Baseline and Target scenarios
All-in UR	Utilization rate for Baseline and Target scenarios. Calculated by dividing Baseline- or Target-USF by the appropriate HC.
GHG Emissions (Tons)	Assessment of Green House Gas emissions for each scenario. Default calculation = $(RSF \times 22 \text{ lbs./RSF}) \div 2,000 \text{ lbs./ton}$
Annual TI Payment in Rent	Annual rent paid by Agency to repay GSA for Build Out investments associated with the Opportunity. Appropriate cost of funds and monthly amortization schedule converted to annual amount.
Cost / (Benefit) and %Improvement	Quantification of change between Baseline and Target scenarios. Cost / (Benefit) in numerical form. %Improvement as a percent and calculated by dividing Cost / (Benefit) by corresponding Baseline value.
# of years TI is being amortized	Number of years an Agency would repay Build Out as additional Rent. DEFAULT = 5 years.
Savings Achieved to Date	Periodic tabulation of ACTUAL results across all metrics. See Project Card descriptions.

AGENCY BREAK EVEN graph

Segment	Definition
Cumulative Savings	Total of Annual Rent savings accumulated over time. Annual Rents include adjustments for TI Amortization.
Agency Investment	Running sum of <i>Total Agency Upfront costs</i> displayed on an annual basis.
Break Even	Point where Cumulative Savings cross the Agency Investment line; representative of the number of years that are required to fully recoup, on a simple-payback basis, the Agency Upfront Costs



Opportunity Card Definitions

OPPORTUNITY INVESTMENT DATA table

Investment Data Category	Definition and limiting conditions	Reference / Source
Build Out (TI)	<ul style="list-style-type: none"> There are 3 potential scopes of work that are eventually intended to be included in this category and are derived from GSA Workplace WIFM tool definitions for consistency: <ul style="list-style-type: none"> Minimal Refresh Renovate New Build Out <p>In the majority of the CPP business cases, NEW BUILD OUT scope is assumed when projects are in the early stage of development and generally aligns with:</p> <ul style="list-style-type: none"> Investments required to improve space from a “warm, lit shell” condition and ready the premises for the installation of furnishings and other personal property Investments for ALL construction costs whether paid by the Agency or GSA without reduction for any available Tenant Improvement Allowance provided either by a 3rd party Landlord or a GSA Tier allowance Adjustments for location and escalation over time included DEFAULT Workplace assumption: 80% workstation / 20% office space allocations assumed unless stated otherwise; 10% special space included and assumed at Support Space unit costs DEFAULT Unit costs based on a “Typical” project size of approx. 100k square feet, 500 housed headcount with NO desk sharing, standard office @ 120 nsf; standard workstation @ 64 nsf; Interaction level = High as defined in WIFM tool <p>In many business cases, project estimates for Build Out costs have been prepared by Regional / Agency teams; these are considered to be more accurate and are included whenever possible. Comments in the business case analysis tools will identify when these assumptions have been used and summaries will be included in the PR3.</p>	<ul style="list-style-type: none"> WIFM / GSA Workplace GSA Project Cost Planning Guide; Dec 2013 as incorporated into WIFM assumptions and planning forecasts and updated for Repair and Alteration scopes in Dec 2013 / GSA Design and Construction and GSA Workplace
Build Out (Core / Shell)	<ul style="list-style-type: none"> NOT TYPICAL: For Client Portfolio Planning business cases, it is unlikely that these costs will be attributed to a Client Agency business case and are typically assumed to be out-of-scope for CPP business case purposes (Note: these costs are typically captured in the GSA “Lease vs. Own” analysis processes) Core / Shell costs If included: Investments required to create or otherwise modify building systems or components and establish a “warm, lit shell” condition which is ready for Build Out investments; justification for inclusion in Agency Business Case provided 	<ul style="list-style-type: none"> GSA Asset and Portfolio teams The Automated Prospectus System (TAPS) tool Prospectus approval documents / varies

Opportunity Card Definitions

OPPORTUNITY INVESTMENT DATA table

Investment Data Category	Definition and limiting conditions	Reference / Source
Furniture	<ul style="list-style-type: none"> Costs for NEW furnishings and other personal property installed in space that has been improved in accordance with the Build Out conditions above (Note: variances to NEW standard assumption will identify appropriate scope, assumptions, and estimate source) Furniture and equipment for standard Offices, Workstations, Conference rooms, filing, and standard support areas; other areas as needed and identified Does not include personal property such as, but not limited to, printers, computers, phone switches or other specialized equipment Workplace assumption: 80% workstation / 20% office space allocations assumed unless stated otherwise NO COSTS included for 10% special space in addition to Workplace area assumed unless stated otherwise DEFAULT Unit costs based on a "Typical" project size of approx. 100k square feet, 500 housed headcount with NO desk sharing, standard office @ 120 nsf; standard workstation @ 64 nsf; Interaction level = High as defined in WIFM tool 	<ul style="list-style-type: none"> WIFM v1i / GSA Portfolio and Workplace teams GSA national furniture purchasing schedule / GSA FAS Standard Office furniture components analysis / GSA Portfolio; December 2013 Business Case Model Consolidation Fund worksheet Specialized Regional analyses
IT	If available and applicable, costs identified for IT that are not included in any other category such as, but not limited to, printers, computers, cell phones, phone switches, data rooms, etc.	<ul style="list-style-type: none"> Agency GSA Others
Move	<ul style="list-style-type: none"> Investments for relocating personnel within the local market (limit approx. 15 miles) DEFAULT \$3/USF for each property being exited (unless other assumption identified) Adjustments for location and escalation NOT included or available 	<ul style="list-style-type: none"> GSA pricing schedules and Rough order of magnitude best practices / GSA Portfolio and Region interviews
Other	Catch all category for all other investments including but not limited to Change management program costs, termination penalties, fees, specialized equipment, etc.	<ul style="list-style-type: none"> Varies

Opportunity Card Definitions

OPPORTUNITY INVESTMENT DATA table

Investment Data Category	Definition and limiting conditions	Reference / Source
Total Investment Costs (TIC)	<ul style="list-style-type: none"> Forecasted investment requirements to implement Target Sum of Build Out, Furniture, IT, Move and Other costs 	<ul style="list-style-type: none"> Business Case Model Consolidation Fund worksheet Specialized Regional analyses
Agency Upfront Costs	<ul style="list-style-type: none"> Sum of Furniture + IT + Move + Other in the OPPORTUNITY INVESTMENT DATA table. (FIT funds are included here and are <i>not</i> included in the annual rent as amortized costs.) 	<ul style="list-style-type: none"> GSA Project teams
Agency Break Even	<ul style="list-style-type: none"> Number of years that are required to fully recoup, on a simple-payback basis, the Agency Upfront Costs Calculation is dependent on length of time and rent reduction forecast; see special instructions in Appendix 	<ul style="list-style-type: none"> GSA Pricing guidance and calculation methods; June 2014
Funding Sources	<ul style="list-style-type: none"> Identification of expected Budget source for required investments Agency-related Sources are summed in the Agency Upfront Costs field 	<ul style="list-style-type: none"> GSA project teams GSA and Agency finance staff

Additional notes:

1. The investment values displayed in the OPPORTUNITY INVESTMENT DATA table typically represent a Planning / Business Case level of detail and **are not cost estimates**; accordingly, these investment values are not recommended for use in Budgeting or Project commitments without review of scopes and applicability of cost factors.
2. As noted above, other significant investments may be required to create the “warm, lit shell” conditions and are excluded from all Tenant Agency perspectives and forecasts.

Opportunity and Project Card Definitions

Agency Break Even calculations

Selecting appropriate method for Break Even Year Calculation:

Use **Formula 1** if:

Target Annual Rent w/TI IS LESS THAN The Baseline Annual Rent w/TI (it is possible to break even during the amortization period)

If y ends up being > the # of years amortized, use **Formula #2** to determine the Break Even Year.

Use **Formula 2** if:

Target Annual Rent w/TI IS GREATER THAN The Baseline Annual Rent w/Tis (break even will exceed the TI amortization period)

Formula 1 (capturing costs during the years with TI):

Break Even Year = $\frac{\text{Agency Upfront Costs}}{(\text{Baseline Annual Rent w/TI} - \text{Target Annual Rent w/ TI})}$

Formula 2 (capturing costs after TI drops off):

Break Even Year = $\frac{\text{Annual TI Payment in Rent} * \text{\# of years TI is amortized} + \text{Agency Upfront Costs}}{(\text{Baseline Rent w/o TI} - \text{Target Rent w/o TI})}$

Opportunity and Project Card Definitions

Agency Break Even calculations

Calculate ANNUAL RENT (w/TI)

Step 1: Establish the Opportunity's total Annual Rent w/o TI

For projects in owned space, there is no PBS fee.

For projects in leased space, assume a PBS fee of 7% that is applied to the entire rent.

In some leases, the space may have a non-cancelable OA (not as common). If those instances are known, the PBS fee is 5%.

Step 2: Calculate the Additional Rent (Annual TI amortization) and add it to the Annual Rent w/o TI

Annual TI Payment in Rent calculation in Excel:

$=PMT(TI \text{ Amortization Rate}, \text{Amortization Term in Months}, \text{Build Out (TI)}) * 12$

Example: Convert \$16,502,881 in TI to additional Annual Rent

Formula: **$=PMT(0.02835/12, 60, 16502881) * 12$**

VARIABLES:

TI Amortization Rate - for any project in federal space or funded by the Consolidation Fund (owned or leased), assume an amortization rate of 2.835%. For any other leased project (i.e. TI funded by the lessor), assume an amortization rate of 5.835%.

Amortization Term in Months – Default repayment term is 5 years or 60 months (unless otherwise specified)

Build Out (TI) - The total TI cost to be amortized (unless otherwise specified)

Notes:

- The Annual TI Payment in Rent will come out of the calculation as a negative number. Make it a positive number and round to the nearest whole dollar.
- Consult the Pricing Team and Program Team if there are any tenant requested shell improvements or mid-occupancy / post-initial occupancy requests for TI. In consultation with Pricing, the Program Team will provide guidance on how to show these costs in Build Out (TI) section.

Opportunity and Project Card Definitions

Agency Break Even calculation derivations

EXAMPLE calculations derivations

Formula 1 (capturing costs during the years with TI):

$$\text{Break Even Year} = \frac{\text{Agency Upfront Costs}}{(\text{Baseline Annual Rent w/TI} - \text{Target Annual Rent w/ TI})}$$

y = Break Even Year

Old Cost = Baseline Annual Rent w/TI * y

New Cost = Target Annual Rent w/TI * y + Upfront Tenant Costs

Break Even happens when Old Cost = New Cost

Therefore, set Old and New Costs equal to each other:

$$\text{Baseline Annual Rent w/ TI} * y = \text{Target Annual Rent w/ TI} * y + \text{Upfront Tenant Costs}$$

Rearranging:

$$\text{Baseline Annual Rent w/ TI} * y - \text{Target Annual Rent w/ TI} * y = \text{Upfront Tenant Costs}$$

Solving for y:

$$y = \frac{\text{Upfront Tenant Costs}}{(\text{Baseline Annual Rent w/TI} - \text{Target Annual Rent w/TI})}$$

Formula 2 (capturing costs after TI drops off):

$$\text{Break Even Year} = \frac{\text{Annual TI Payment in Rent} * \# \text{ of years TI is amortized} + \text{Agency Upfront Costs}}{(\text{Baseline Rent w/o TI} - \text{Target Rent w/o TI})}$$

y = Break Even Year

Old Cost = Baseline Rent w/o TI * y

New Cost = Target Rent w/o TI * y + Annual TI amount * # of years amortized + Upfront Tenant Costs

Break Even happens when Old Cost = New Cost

Therefore, set Old and New Costs equal to each other:

$$\text{Baseline Rent w/o TI} * y = \text{Target Rent w/o TI} * y + \text{Annual TI amount} * \# \text{ of years amortized} + \text{Upfront Tenant Costs}$$

Rearranging:

$$\text{Baseline Rent w/o TI} * y - \text{Target Rent w/o TI} * y = \text{Annual TI amount} * \# \text{ of years amortized} + \text{Upfront Tenant Costs}$$

Solving for y:

$$y = \frac{\text{Annual TI amount} * \# \text{ of years amortized} + \text{Upfront Tenant Costs}}{(\text{Baseline Rent w/o TI} - \text{Target Rent w/o TI})}$$

Opportunity and Project Card Definitions

Agency Break Even misc.

Other Definitions and Limiting Conditions

Savings Achieved to Date

This is the sum of the Outcome Report Savings from any projects that have completed Outcome Reports.

Build Out (TI)

Enter the Total TI for the Opportunity

Build Out (Core and Shell) WILL NOT be included in the **Annual Rent w/TI** field

Build Out (Shell)

Enter the shell costs for the Opportunity

Assume GSA will be paying the upfront costs for any project in federal space or funded by the Consolidation Fund

Note: Consult the Pricing Team and Program Team if there are any tenant requested shell improvements or mid-occupancy / post-initial occupancy requests for TI. In consultation with Pricing, the Program Team will provide guidance on how to include and display these costs in Build Out (TI) fields.

Furniture and IT

Do NOT include amortization of these investments as additional Annual Rent

Assume no fees or interest rates unless otherwise specified. Consult with the Program Team re: any current fees if TW/FIT is being used.



DEPARTMENT OF COMMERCE

Real Estate Portfolio Overview

Data as of 2Q FY15

Total RSF	20,472,040
Owned RSF	13,441,114
Leased RSF	7,030,926

Total Annual Rent	\$ 302,553,699
Owned Rent	\$ 114,605,190
Leased Rent	\$ 187,948,509

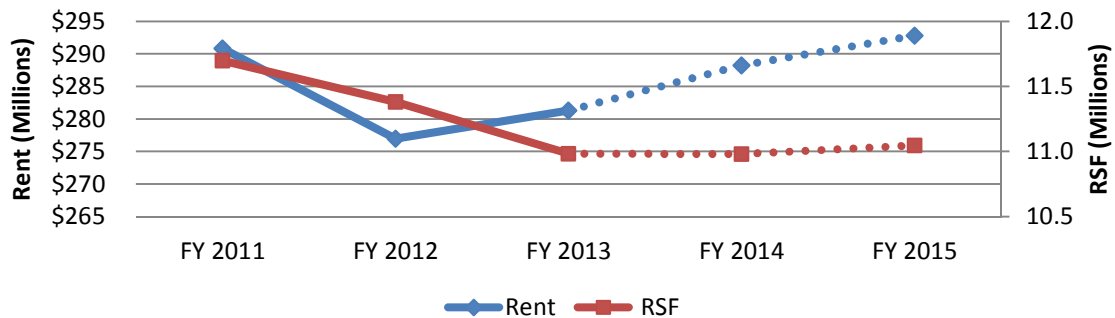
Top 5 Markets

Washington-Arlington-Alexandria, DC-VA-MD-WV
Louisville/Jefferson County, KY-IN
Kansas City, MO-KS
Asheville, NC
Denver-Aurora-Lakewood, CO

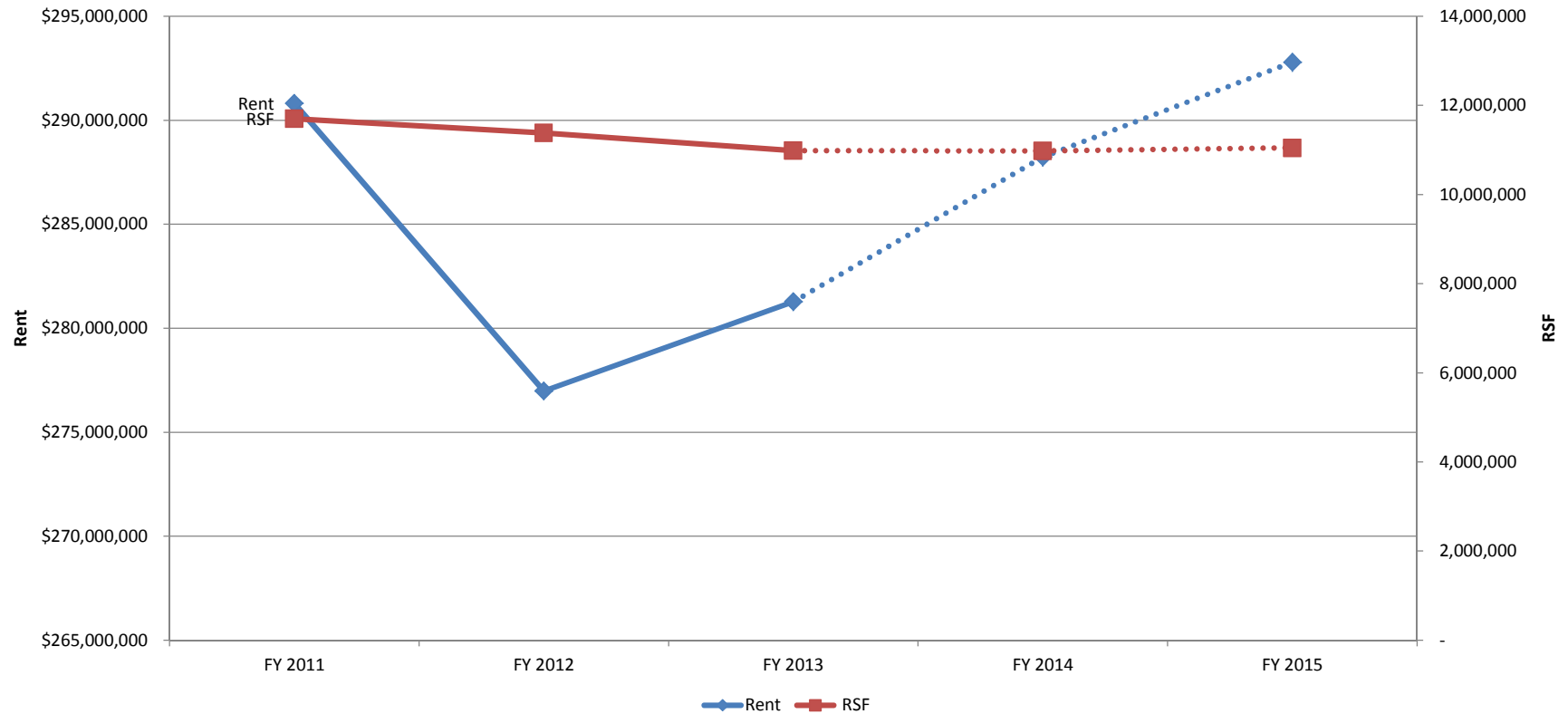
Number of Occupancy Agreements

1059

Agency Rent & RSF Trends (FY11-FY15)



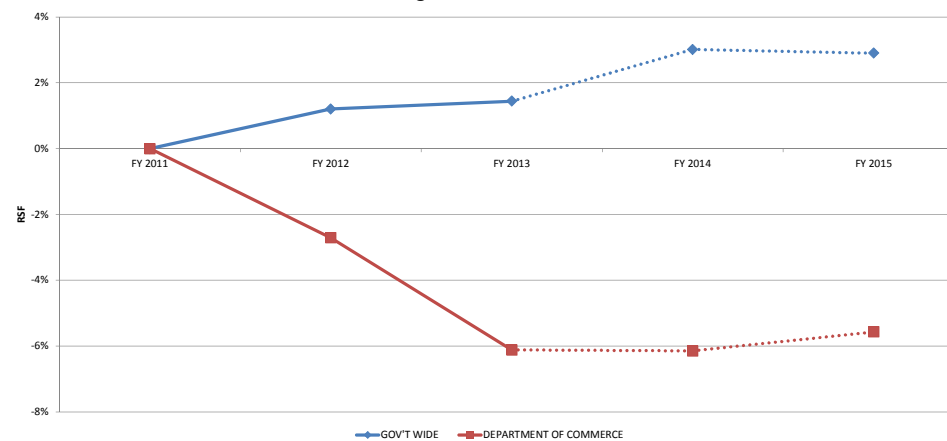
Agency Rent & RSF Trends (FY11-FY15)



	FY 2011		FY 2012		FY 2013		FY 2014		FY 2015	
Rent	\$	290,810,982	\$	276,975,845	\$	281,271,693	\$	288,234,127	\$	292,787,788
Leased	\$	185,117,125	\$	169,978,825	\$	169,321,433	\$	169,221,969	\$	171,646,764
Owned	\$	105,693,857	\$	106,997,020	\$	111,950,259	\$	119,012,158	\$	121,141,024
RSF		11,697,948		11,381,035		10,982,285		10,979,118		11,046,348
Leased		6,012,736		5,715,984		5,345,328		5,123,657		5,117,907
Owned		5,685,213		5,665,051		5,636,957		5,855,460		5,928,440

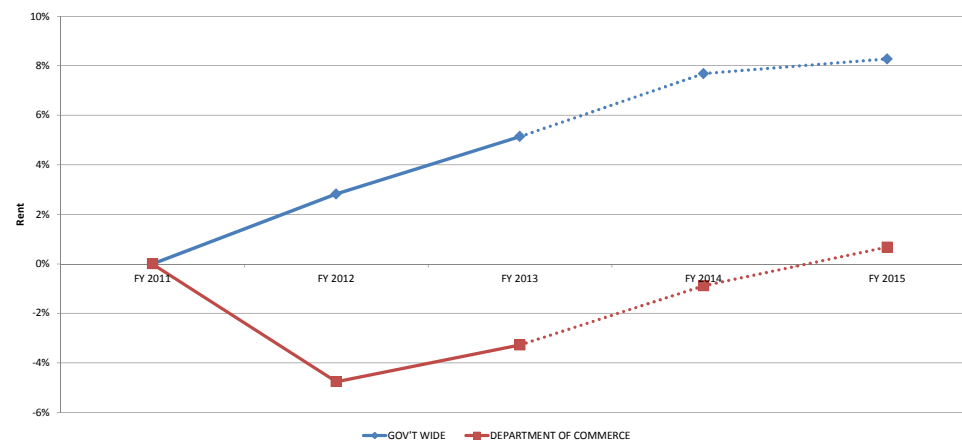
Source: FY15 Rent Estimate

RSF Changes Over FY 2011 Baseline



RSF	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Government-Wide RSF Increase Over FY11 Baseline					
Leased	0%	2%	2%	3%	3%
Owned	0%	0%	1%	3%	3%
GOV'T WIDE	0%	1%	1%	3%	3%
Agency RSF Increase/Decrease Over FY11 Baseline					
Leased	0%	-5%	-11%	-15%	-15%
Owned	0%	0%	-1%	3%	4%
DEPARTMENT OF	0%	-3%	-6%	-6%	-6%

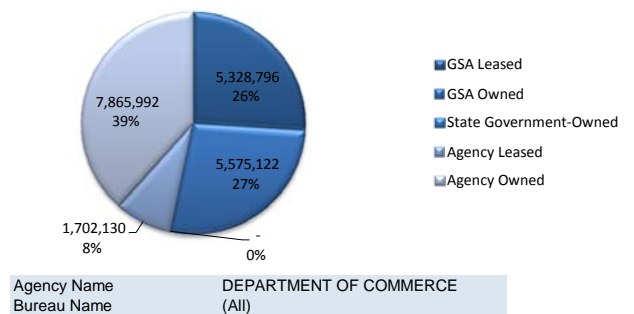
Rent Changes Over FY 2011 Baseline



Rent	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Government-Wide RSF Increase Over FY11 Baseline					
Leased	0%	3%	5%	6%	7%
Owned	0%	2%	5%	10%	10%
GOV'T WIDE	0%	3%	5%	8%	8%
Agency RSF Increase/Decrease Over FY11 Baseline					
Leased	0%	-8%	-9%	-9%	-7%
Owned	0%	1%	6%	13%	15%
DEPARTMENT OF	0%	-5%	-3%	-1%	1%

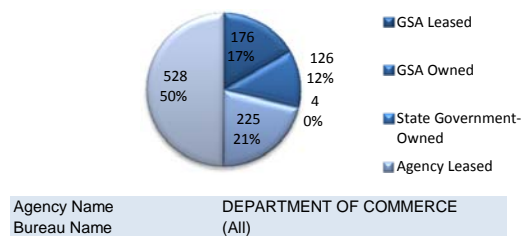
Source: FY14 Rent Estimate

Rentable Square Feet

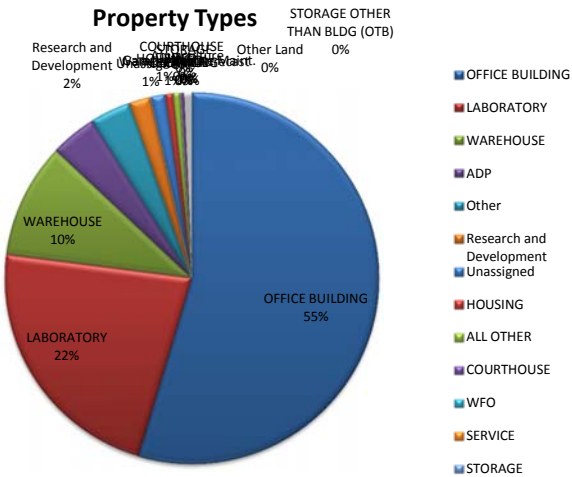


	Assigned RSF	Sum of Annual R
GSA Leased	5,328,796	157,666,880
GSA Owned	5,575,122	114,605,190
State Government-Owned	-	-
Agency Leased	1,702,130	30,281,629
Agency Owned	7,865,992	-
Grand Total	20,472,040	302,553,699

Count of Occupancy Agreements



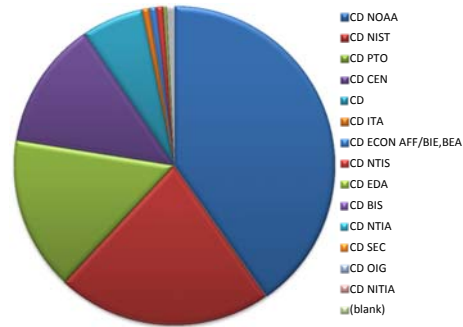
	Count of OA's	Annual Rent
GSA Leased	176	157,666,880
GSA Owned	126	114,605,190
State Government-Owned	4	-
Agency Leased	225	30,281,629
Agency Owned	528	-
Grand Total	1,059	302,553,699



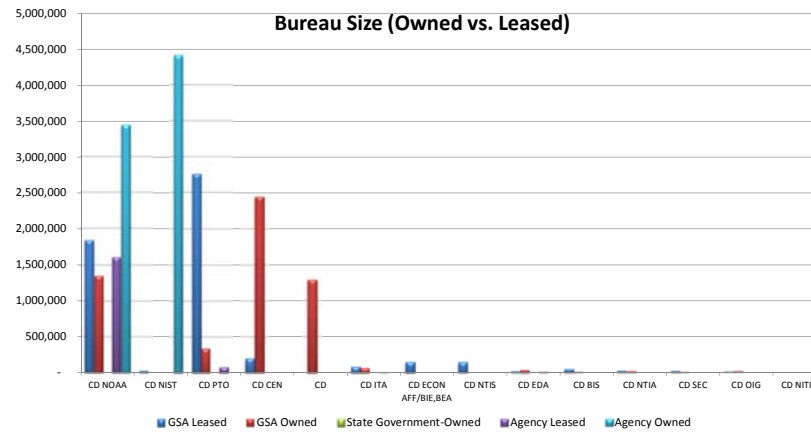
Agency Name	DEPARTMENT OF COMMERCE
Bureau Name	(All)

Space Type	Sum of Assigned RSF	Count of OA's
OFFICE BUILDING	11,181,195	347
LABORATORY	4,586,702	107
WAREHOUSE	2,055,085	99
ADP	823,790	114
Other	726,634	98
Research and Development	374,321	48
Unassigned	257,322	80
HOUSING	140,599	73
ALL OTHER	125,549	5
COURTHOUSE	58,169	5
WFO	26,699	3
SERVICE	23,400	1
STORAGE	20,561	15
Equipment	19,120	13
Aquaculture	17,070	2
CT/OFFICE	12,692	10
WSO	12,444	9
Garage/Vehicle Maint.	10,682	13
Warning and Forecast	5	1
STORAGE OTHER THAN BLDG (OTB)	-	1
PARKING	-	14
Other Land	-	1
Grand Total	20,472,040	1,059

Bureau Size (RSF)



Bureau Size (Owned vs. Leased)

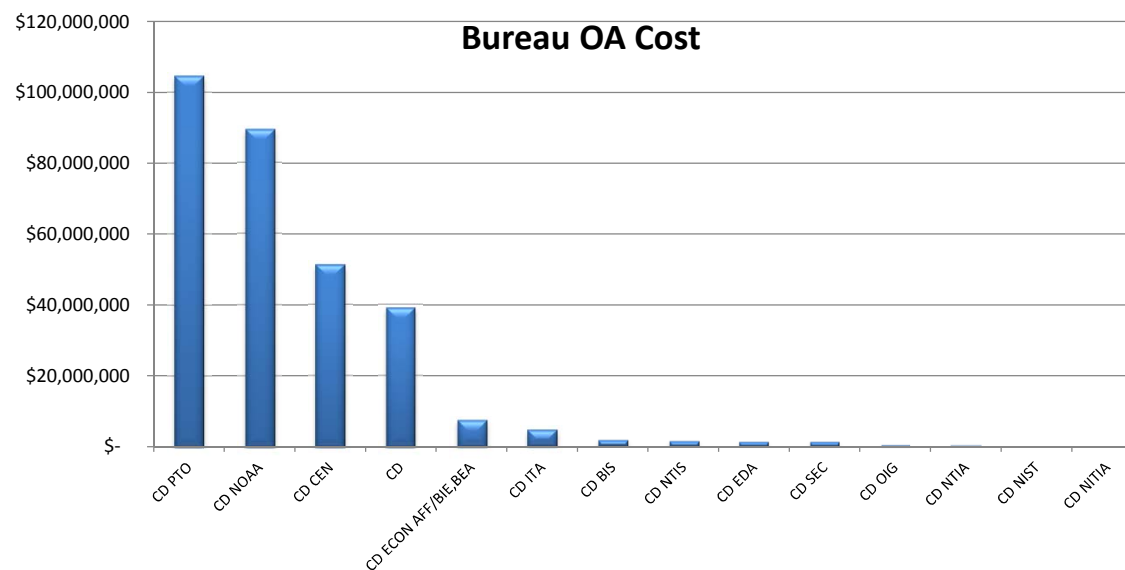


Agency Name DEPARTMENT OF COMMERCE

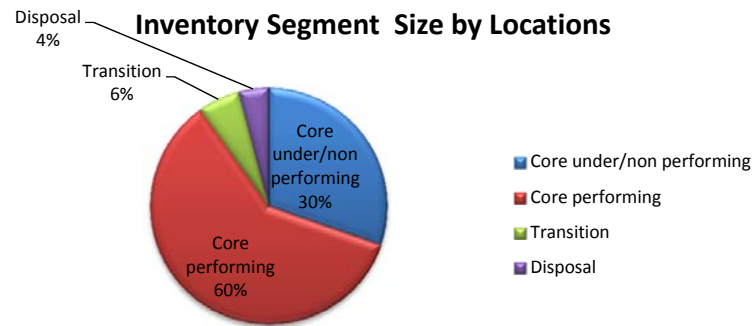
Bureau	GSA Leased	GSA Owned	State Government-Owned	Agency Leased	Agency Owned	Grand Total
CD NOAA	1,838,943	1,350,764	-	1,610,517	3,443,586	8,243,809
CD NIST	28,588				4,413,778	4,442,366
CD PTO	2,762,161	341,718		83,145		3,187,024
CD CEN	204,948	2,447,654				2,652,602
CD		1,285,335				1,285,335
CD ITA	80,933	66,040		1,330		148,303
CD ECON AFF/BIE, BEA	147,960					147,960
CD NTIS	144,420					144,420
CD EDA	18,080	35,477		7,138		60,695
CD BIS	46,161	6,712				52,873
CD NTIA	29,448	21,655				51,103
CD SEC	21,268	8,043				29,311
CD OIG	5,886	11,725				17,611
CD NITIA					8,628	8,628
Grand Total	5,328,796	5,575,122	-	1,702,130	7,865,992	20,472,040

Department of Commerce

Bureau OA Cost Breakdown



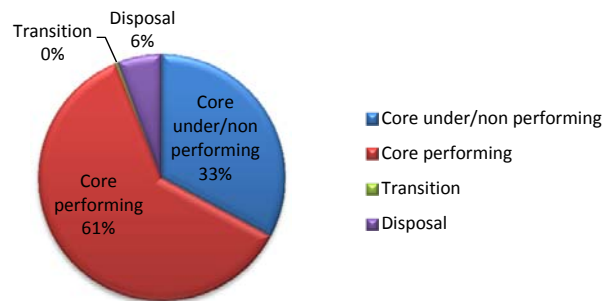
Agency Name		DEPARTMENT OF COMMERCE
Bureau	Annual Rent	
CD PTO	\$	104,672,654
CD NOAA	\$	89,483,539
CD CEN	\$	51,236,016
CD	\$	39,107,061
CD ECON AFF/BIE, BEA	\$	7,372,697
CD ITA	\$	4,622,871
CD BIS	\$	1,660,987
CD NTIS	\$	1,373,566
CD EDA	\$	1,175,874
CD SEC	\$	1,162,112
CD OIG	\$	412,982
CD NTIA	\$	181,214
CD NIST	\$	92,124
CD NITIA	\$	-
Grand Total	\$	302,553,699



Agency Name	DEPARTMENT OF COMMERCE
Bureau Name	(All)

	Number of OA's
Core under/non performing	37
Core performing	73
Transition	7
Disposal	5
Grand Total	122

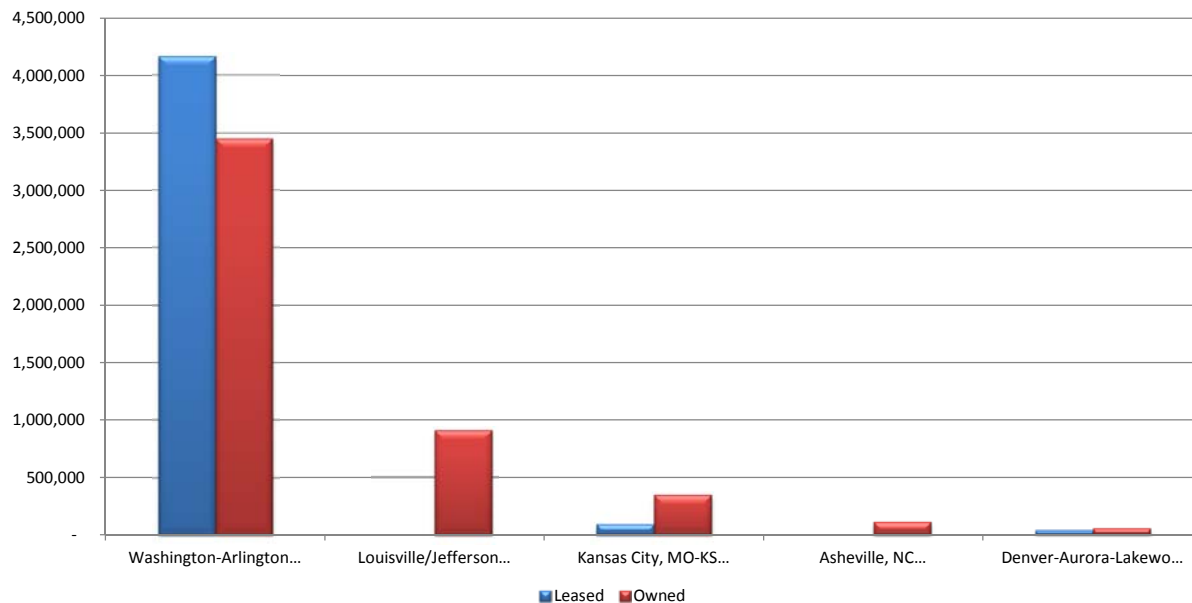
Inventory Segment Size by RSF



Agency Name	DEPARTMENT OF COMMERCE
Bureau Name	(All)

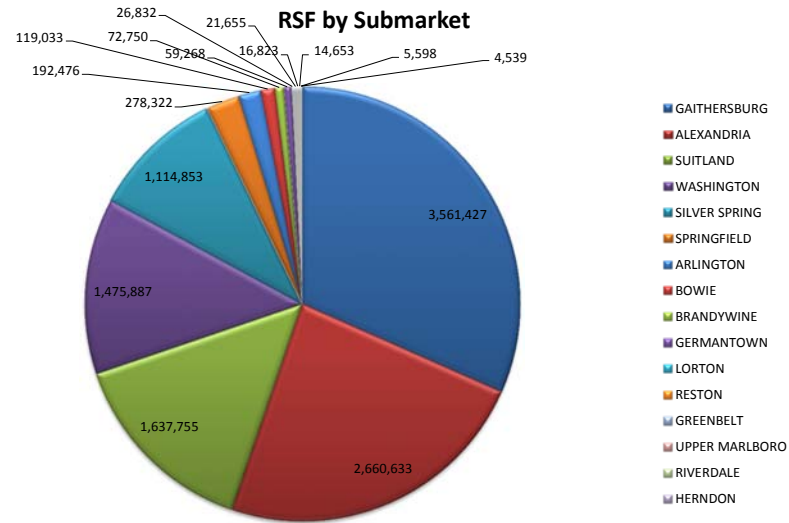
	Assigned RSF
Core under/non performing	1,830,385
Core performing	3,406,879
Transition	20,796
Disposal	317,062
Grand Total	5,575,122

Top 5 Metro Areas (RSF)



Agency Name DEPARTMENT OF COMMERCE
Bureau Name (All)

Sum of Assigned RSF				
Metropolitan Area	GSA Leased	GSA Owned	Grand Total	
#1 Washington-Arlington-Alexandria, DC-VA-MD-WV	4,169,067	3,453,311	7,622,378	
#2 Louisville/Jefferson County, KY-IN	94,378	911,182	911,182	
#3 Kansas City, MO-KS	37,976	344,065	438,443	
#4 Asheville, NC	0	110,604	110,604	
#5 Denver-Aurora-Lakewood, CO	0	54,245	92,221	

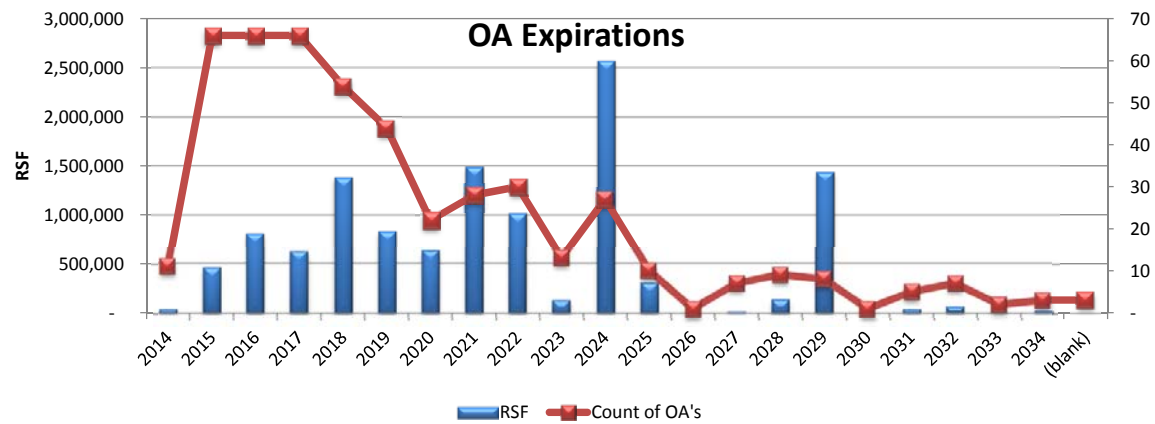


Agency Name DEPARTMENT OF COMMERCE
Bureau Name (All)
Owned/Leased (All)
Market Washington-Arlington-Alexandria, DC-VA-MD-WV <--Select Metro Area Here

Submarket	RSF	Count of OA's	Annual Rent
GAITHERSBURG	3,561,427	45	722,984
ALEXANDRIA	2,660,633	13	95,539,132
SUITLAND	1,637,755	5	44,686,465
WASHINGTON	1,475,887	5	48,806,529
SILVER SPRING	1,114,853	13	26,573,609
SPRINGFIELD	278,322	1	2,234,002
ARLINGTON	192,476	3	6,454,816
BOWIE	119,033	1	2,034,468
BRANDYWINE	72,750	1	
GERMANTOWN	59,268	2	1,886,245
LORTON	26,832	1	384,505
RESTON	21,655	1	163,710
GREENBELT	16,823	2	-
UPPER MARLBORO	14,653	1	372,933
RIVERDALE	5,598	1	207,596
HERNDON	4,539	1	50,591
Grand Total	11,262,505	96	230,117,584

Department of Commerce

OA Expirations by FY



Agency Name	DEPARTMENT OF COMMERCE
Bureau Name	(All)
Market	(All)
City	(All)
Owned/Leased	(All)

Fiscal Year of Expiration	RSF	Count of OA's
2014	42,217	11
2015	461,659	66
2016	813,657	66
2017	625,367	66
2018	1,384,324	54
2019	839,481	44
2020	635,725	22
2021	1,489,591	28
2022	1,017,393	30
2023	133,332	13
2024	2,572,751	27
2025	310,151	10
2026	9	1
2027	19,749	7
2028	140,499	9
2029	1,437,771	8
2030	30	1
2031	40,960	5
2032	69,309	7
2033	7,686	2
2034	27,714	3
(blank)	-	3
Grand Total	12,069,375	483

Department of Commerce
OA Expirations List

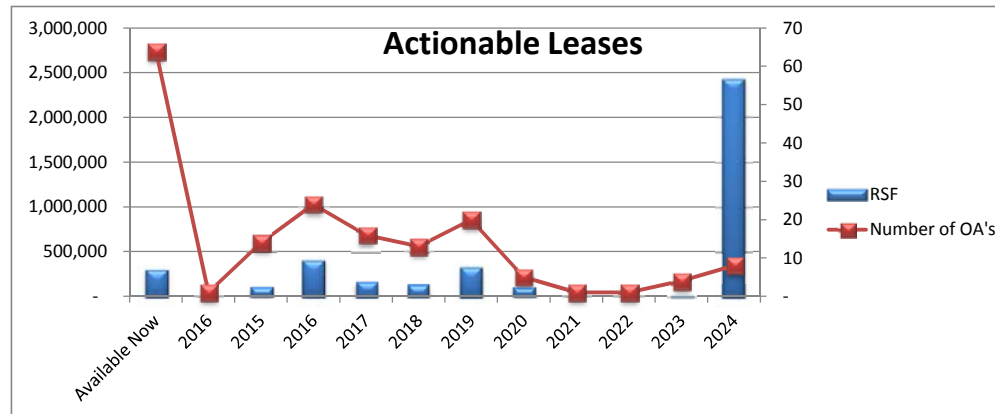
Agency Name DEPARTMENT OF COMMERCE
OA Expiration FY (Multiple Items) <- Select Fiscal Year
Bureau Name (All) <- Select Bureau
Market (All) <- Select Metro Area

*Table shows a max of 50 OA's per FY

OA Number	Building Name	City	RSF	Annual Rent
ADC06691	HERBERT C. HOOVER BLDG	WASHINGTON	405,586	11,893,983
AVA07000	BUILDING A, 6810	SPRINGFIELD	278,322	2,234,002
AMO00136	FED BLDG NO 1	KANSAS CITY	246,451	1,086,228
AMD02485	NOAA SATELLITE OPERATIONS FAC.	SUITLAND	219,253	5,014,561
AIN03422	BLDG 71 GSA FED CTR	JEFFERSONVILLE	176,182	465,120
AIN03416	BLDG 60 GSA FED CTR	JEFFERSONVILLE	170,449	443,333
AIN03419	BLDG 63 GSA FED CTR	JEFFERSONVILLE	169,661	571,759
AIN03420	BLDG 64 GSA FED CTR	JEFFERSONVILLE	169,436	591,333
AVA06925	RANDOLPH SQUARE	ARLINGTON	168,468	5,693,080
AIN03417	BLDG 61 GSA FED CTR	JEFFERSONVILLE	166,535	432,990
ADC00200	1441 L STREET	WASHINGTON	147,960	7,372,697
AMD00154	CENSUS COMPUTER FAC.	BOWIE	119,033	2,034,468
AMO00301	NWS TRAINING CENTER AND AWC	KANSAS CITY	94,378	719,230
FLC08301	AOC @ MACDILL AFB-HANGER 5	TAMPA	75,350	-
AMD05690	7900 CEDARVILLE ROAD	BRANDYWINE	72,750	-
14000626	NMFS FL St Petersburg Bayboro Statio	ST PETERSBURG	68,141	1,805,399
AMO00137	FED BLDG NO 1	KANSAS CITY	63,670	572,833
00000106	ELIZABETH TOWNHOUSE	ALEXANDRIA	51,800	6,148,622
14001485	NWS NDBC Bldg 3203 Stennis MS	STENNIS SPACE CENTER	51,413	-
NJE01401	OAR GLFD Office Princeton NJ	PRINCETON	50,000	-
14001484	NWS NDBC Bldg 3202 Stennis MS	STENNIS SPACE CENTER	49,641	-
AMD04774	CENTURY XXI	GERMANTOWN	46,616	1,447,141
AAK03721	HURFF A. SAUNDERS FB & ROBERT B	JUNEAU	46,157	1,214,681
AVA07079	SHAWNEE PLAZA	ALEXANDRIA	41,670	1,067,886
14001010	CO-OPS Chesapeake Field Facility	CHESAPEAKE	37,397	886,833
AMD01425	SS METRO CENTER 1	SILVER SPRING	35,217	1,131,752
SCC00501	NOS Laboratory Charleston SC	CHARLESTON	34,964	288,065
ADC00312	REAGAN BLDG TRADE CT	WASHINGTON	34,548	1,887,643
AVA05751	TIME LIFE BUILDING	ALEXANDRIA	33,031	1,430,961
AVA01806	CARLYLE PLACE	ALEXANDRIA	31,840	1,422,511
AVA06455	CARLYLE CENTER	ALEXANDRIA	31,529	1,520,693
00000105	CARLYLE TOWNHOUSE	ALEXANDRIA	31,345	3,720,629
AVA06971	SHELL OIL PARK	ALEXANDRIA	30,000	305,680
ACO06164	STERLING CIRCLE	BOULDER	28,588	92,124
ACO06346	STERLING CIRCLE	BOULDER	28,588	-
14001482	NWS NDBC Bldg 3205 Stennis MS	STENNIS SPACE CENTER	27,867	-
AIL01162	1111 WEST 22ND STREET	OAK BROOK	27,050	898,003
AVA06517	NEWINGTON INDUSTRIAL CENTER	LORTON	26,832	384,505
ACA07267	15350 SHERMAN WAY	LOS ANGELES	26,163	808,627
AMD03545	SS METRO PLAZA 2	SILVER SPRING	25,105	874,091
AOR04345	1201 LLOYD BOULEVARD	PORTLAND	23,923	-
AIN00233	FED CTR BLDG 66	JEFFERSONVILLE	23,127	291,781
14000963	ROC Office, OK, Norman NC Building 66	NORMAN	23,082	392,394
AAK00901	KODIAK ISLAND	KODIAK	23,015	1,585,959
AIN03602	BLDG 91 GSA FED CTR	JEFFERSONVILLE	22,920	72,427
APA01545	833 CHESTNUT EAST	PHILADELPHIA	22,902	549,302
AVA05159	CARLYLE PLACE	ALEXANDRIA	22,479	917,157
AVA08033	JOHN W POWELL FB	RESTON	21,655	163,710
AUT00136	WALLACE F BENNETT FB	SALT LAKE CITY	21,620	467,097
AVA06860	RANDOLPH SQUARE	ARLINGTON	21,403	761,736
Grand Total			3,865,115	71,663,025

Department of Commerce

Actionable Lease Trend



Agency Name DEPARTMENT OF COMMERCE
Bureau Name (All)
Market (All)
City (All)
Owned/Leased (All)

Fiscal Year of Expiration	RSF	Number of OA's
Available Now	297,354	64
2016	-	1
2015	106,004	14
2016	399,091	24
2017	170,079	16
2018	135,959	13
2019	327,944	20
2020	105,409	5
2021	5,598	1
2022	1,192	1
2023	16,124	4
2024	2,429,942	8
Grand Total	3,994,696	171

Department of Commerce

Lease Expirations Trend

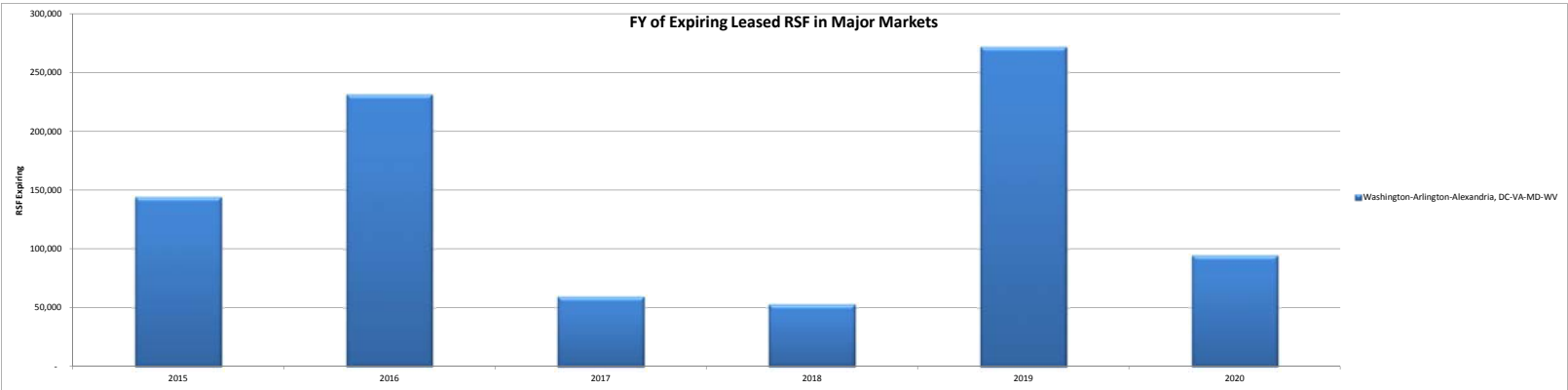


Agency Name	DEPARTMENT OF COMMERCE
Bureau Name	(All)
Market	(All)
City	(All)

Fiscal Year of Expiration	RSF	Number of OA's
2012	2,439	4
2013	26,853	4
2014	42,217	11
2015	397,635	57
2016	485,138	48
2017	444,766	49
2018	260,683	29
2019	402,314	27
2020	144,299	13
2021	39,919	20
2022	128,838	23
2023	18,324	10
2024	2,439,103	16
2025	302,344	11
2026	9	1
2027	19,749	7
2028	140,499	9
2029	1,082,718	5
2030	30	1
2031	40,960	5
2032	69,309	7
Grand Total	6,488,145	357

Department of Commerce
Lease Expirations by FY

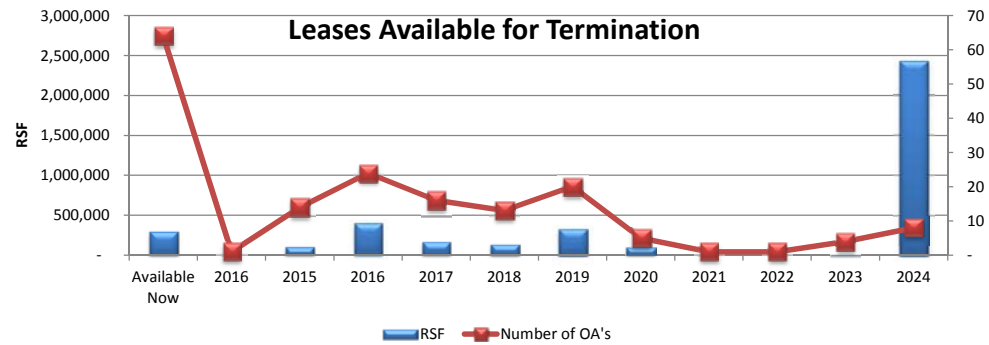
Agency Name	DEPARTMENT OF COMMERCE				
Bureau Name	(All)				
Market	(All)				
Note: Page displays a maximum of 100 Expirations					
RSF			Lease Expiration FY		
Building Name	City		2015	2016	2017 Grand Total
1441 L STREET	WASHINGTON			147,960	147,960
AOC @ MACDILL AFB-HANGER 1	TAMPA				75,350 75,350
NMFS FL St Petersburg Bayboro Station	ST PETERSBURG	68,141			68,141
STERLING CIRCLE	BOULDER			57,176	57,176
CARLYLE PLACE	ALEXANDRIA	31,840	22,479		54,319
ELIZABETH TOWNHOUSE	ALEXANDRIA	51,800			51,800
NWS NDBC Bldg 3203 Stennis MS	STENNIS SPACE CENTER				51,413 51,413
OAR GLFD Office Princeton NJ	PRINCETON			50,000	50,000
NWS NDBC Bldg 3202 Stennis MS	STENNIS SPACE CENTER				49,641 49,641
CENTURY XXI	GERMANTOWN				46,616 46,616
TIME LIFE BUILDING	ALEXANDRIA		33,031		33,031
CARLYLE TOWNHOUSE	ALEXANDRIA	31,345			31,345
1111 WEST 22ND STREET	OAK BROOK		28,464		28,464
NWS NDBC Bldg 3205 Stennis MS	STENNIS SPACE CENTER				27,867 27,867
15350 SHERMAN WAY	LOS ANGELES		26,163		26,163
SS METRO PLAZA 2	SILVER SPRING		25,105		25,105
833 CHESTNUT EAST	PHILADELPHIA			22,902	22,902
Building 18a Computer Addition	PRINCETON			18,000	18,000
RIO NUEVO PLAZA	TUCSON				16,605 16,605
NMFS Laboratory, NJ Sandy Hook Highland	HIGHLANDS	16,135			16,135
NMFS Warehouse Pascagoula MS	PASCAGOULA	15,000			15,000
AIRPORT CORPORATE	BOHEMIA	14,871			14,871
INGLEWOOD	UPPER MARLBORO	14,653			14,653
NESDIS NMFS Office Space Stennis Space	STENNIS SPACE CENTER	14,327			14,327
COLONADE AT STATION SQUARE	SILVER SPRING	14,136			14,136
CURTIS CENTER	PHILADELPHIA	10,327	3,660		13,987
Sandy Hook NJ Building 74 Office	HIGHLANDS	13,514			13,514
20036 CENTURY BOULEVARD	GERMANTOWN			12,652	12,652
99 PACIFIC STREET	MONTEREY	2,598			9,510 12,108
HUB ANNEX	HAGERSTOWN				11,525 11,525
WFO RFC Salt Lake City UT	SALT LAKE CITY				11,215 11,215
WFO RFC Chanhassen (Minneapolis) MN	CHANHASSEN				10,824 10,824
WFO RFC Sacramento CA	SACRAMENTO	10,805			10,805
WFO Portland OR	PORTLAND				9,698 9,698
Florida Keys Nat'l Marine Sanctuary-Upper	KEY LARGO	7,993			7,993
ST MARTIN'S CAMPUS	LACEY				7,568 7,568
NWS Housing Complex Kotzebue AK	KOTZEBUE	7,000			7,000
WFO ALBANY	ALBANY				6,789 6,789
RIVER CENTER	CHICAGO	6,729			6,729
HARLEM YARDS	BOULDER			6,500	6,500
WFO Honolulu HI	HONOLULU				6,356 6,356
DENVER PLACE	DENVER	6,356		5,886	5,886
Snow Survey Program Personnel	CHANHASSEN				5,776 5,776
NOS Gray's Reef, GA, Savannah Marine San	SAVANNAH				5,648 5,648
PAGO PLAZA BUILDING	PAGO PAGO		5,608		5,608
WFO Blacksburg Roanoke VA	BLACKSBURG			5,560	5,560
BANK OF AMERICA	CHICAGO		5,537		5,537
1655 HEINDON ROAD	ARCATA	5,115			5,115
1999 BROADWAY BLDG	DENVER			5,090	5,090
WFO Office Duluth MN	DULUTH			5,067	5,067
WFO RALEIGH/DURHAM	RALEIGH			5,000	5,000
WFO Burlington VT	SOUTH BURLINGTON		4,785		4,785
AOC @ MACDILL AFB-BLDG 1	TAMPA			4,776	4,776
OAR ESRL GMD CMDL Office Space Hilo HI	HILO		4,638		4,638
WFO SAN ANGELO	SAN ANGELO			4,532	4,532
WFO Phoenix AZ	TEMPE	4,291	4,517		4,517
WFO San Diego CA	SAN DIEGO	4,291			4,291
WFO Billings MT	BILLINGS	4,291			4,291
CITY SQUARE	PHOENIX		4,082		4,082
AOC @ MACDILL AFB-BLDG 41	TAMPA			4,000	4,000
URS TOWER	CINCINNATI	3,814			3,814
WASHINGTON GROUP PLAZA	BOISE	3,795			3,795
FIFTH THIRD CENTER	CLEVELAND	3,561			3,561
CENTERGY ONE	ATLANTA			3,410	3,410
9449 BALBOA AVE	SAN DIEGO			3,388	3,388
50 FREMONT	SAN FRANCISCO			3,352	3,352
SHIP CREEK WAREHOUSE	ANCHORAGE		3,197		3,197
300 WEST PRATT ST.	BALTIMORE	3,105			3,105
NMFS Office of Enforcement	SLIDELL		3,000		3,000
WTC	PORTLAND			2,957	2,957
NWS NDBC Bldg 3208 Stennis MS	STENNIS SPACE CENTER			2,899	2,899
NWS NDBC Bldg 3203A Stennis MS	STENNIS SPACE CENTER			2,886	2,886
MIDLESEX CORP. CTR.	MIDLETOWN	2,730			2,730
NMFS Storage Kodiak Bldg S 18 Kodiak AK	KODIAK			2,625	2,625
1501 WILSON BLVD	ARLINGTON	2,605			2,605
PENNWOOD 1 OFFICE PK	CARMEL	2,575			2,575
NMFS Inspection Office Hollywood FL	HOLLYWOOD			2,400	2,400
WSO Forks Building	FORKS	2,308			2,308
NMFS Office The Pavilion at Port Orange, FL	PORT ORANGE		2,100		2,100
WSO Housing Bldg. 30 Kodiak AK	KODIAK		2,046		2,046
WHITE PLAINS OFF PK	WHITE PLAINS		1,976		1,976
TRIUM WEST	SUNRISE			1,858	1,858
NMFS Law Enforcement	NEPTUNE			1,840	1,840
NMFS Enforcement Office Marathon FL	MARATHON		1,800		1,800
AOC @ MACDILL AFB-BLDG 21	TAMPA			1,785	1,785
House #3, Bldg F	METLAKATLA	1,700			1,700
House #2 Lot 6, Bldg F	METLAKATLA	1,700			1,700
House #4 Lot 19, Bldg E	METLAKATLA	1,700			1,700
NWS House 1 Lot 4 Bldg F Metlakatla AK	METLAKATLA	1,700			1,700
WSO Patrick Day Building Valdez AK	VALDEZ	1,600			1,600
NIAGARA CENTER	BUFFALO	1,563			1,563
NMFS Enforcement Office Niceville FL	NICEVILLE		1,531		1,531
1006-N SETTLERS LANDING ROAD	HAMPTON		1,424		1,424
147 WASHINGTON STREET	FAIRHAVEN		1,300		1,300
FIRST HAWAIIAN BANK BLDG	MAIE			1,230	1,230
WALDRON	YAKUTAT	1,215			1,215
METROPOLITAN NATIONAL BANK BLE	LITTLE ROCK	1,170			1,170
NWR Caribbean Tsunami Warning Center	Mayaguez			1,107	1,107
D.Y. BUILDING	SAIPAN		1,100		1,100
NOAA OBSERVER MAKUSHIN DUPLEX	UNALASKA			1,051	1,051



Agency Name (All)
Bureau Name (All)

Note: Page displays a maximum of 100 Expirations

RSF	Lease Expiration FY	Market	Grand Total
		Washington-Arlington-Alexandria, DC-VA-MD-WV	
	2015	143,774	143,774
	2016	231,180	231,180
	2017	59,268	59,268
	2018	52,797	52,797
	2019	271,509	271,509
	2020	94,153	94,153
Grand Total		852,682	852,682

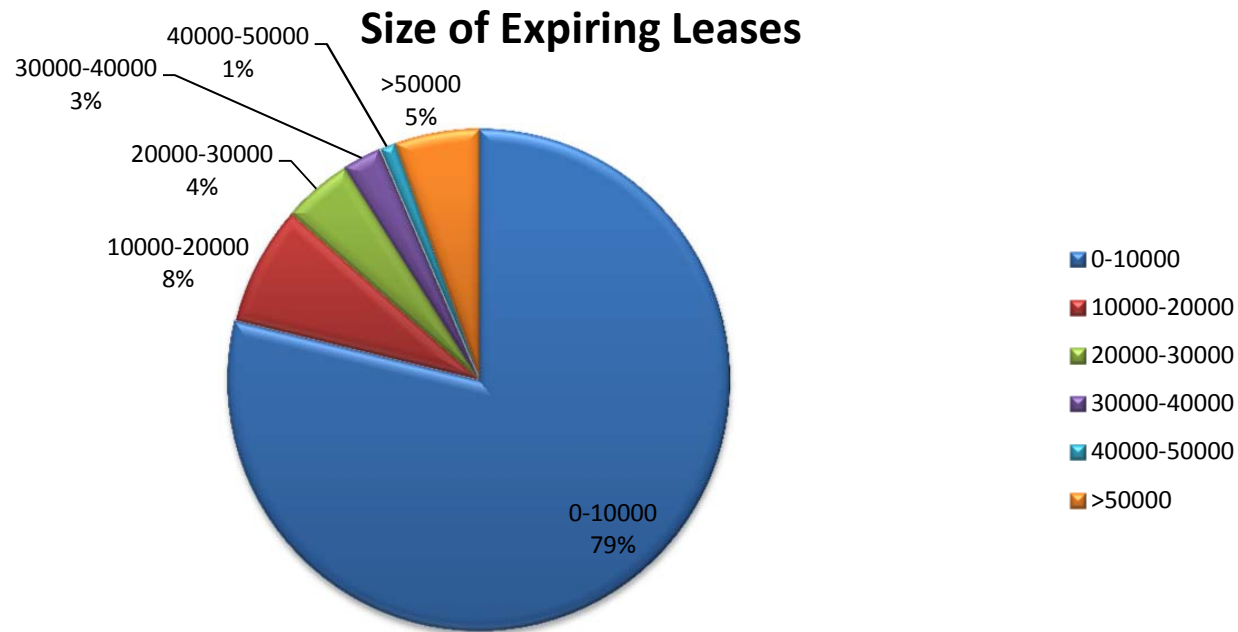


Agency Name	DEPARTMENT OF COMMERCE
Bureau Name	(All)
Market	(All)
Termination Right Indicator	(All)

FY of Termination Rights	RSF	Number of OA's
Available Now	297,354	64
2016	-	1
2015	106,004	14
2016	399,091	24
2017	170,079	16
2018	135,959	13
2019	327,944	20
2020	105,409	5
2021	5,598	1
2022	1,192	1
2023	16,124	4
2024	2,429,942	8
Grand Total	3,994,696	171

Department of Commerce

Size of Expiring Leases

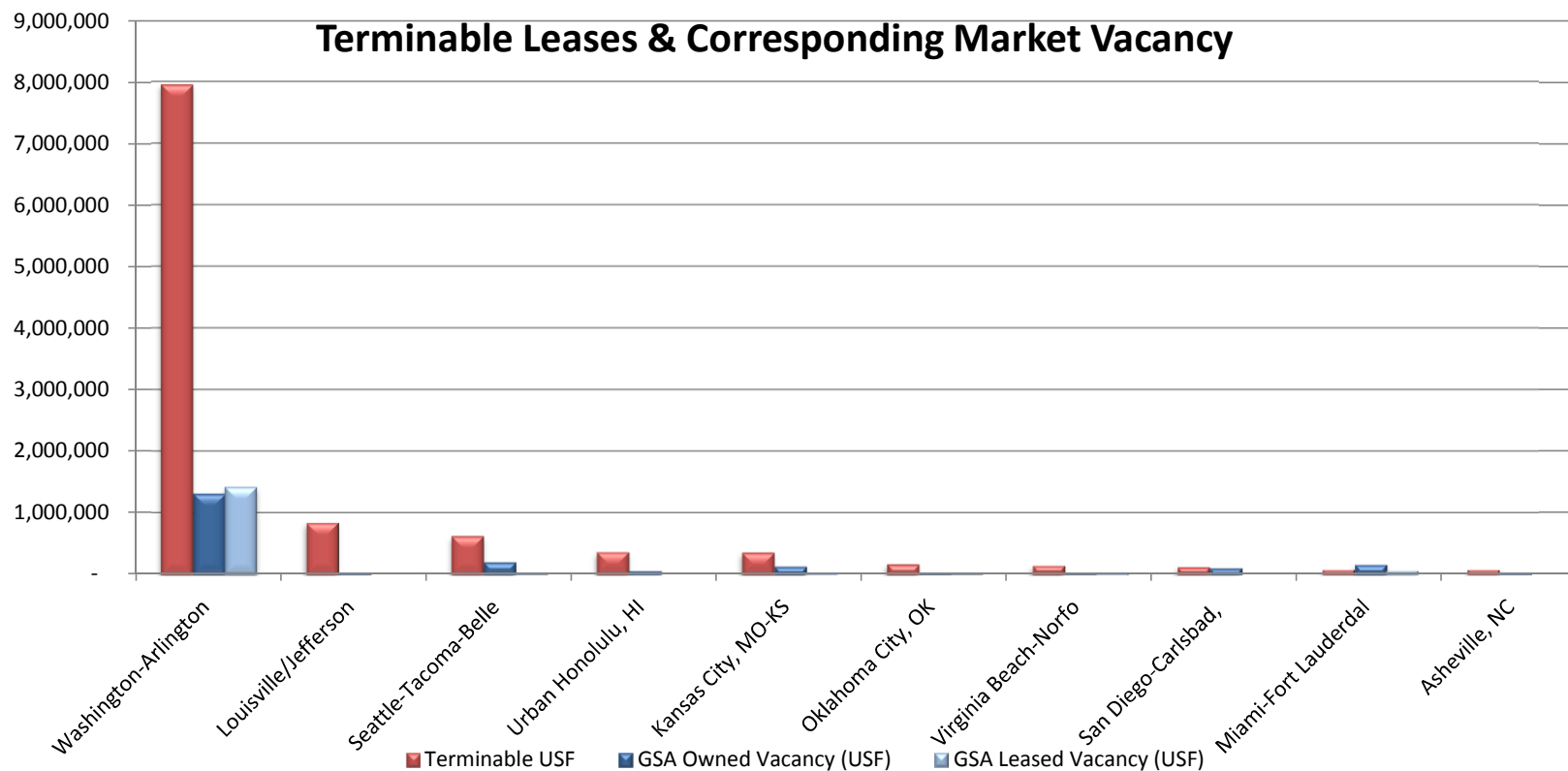


Agency Name DEPARTMENT OF COMMERCE
 Bureau Name (All)
 Market (All)
 City (All)
 Owned/Leased (Multiple Items)
 Lease Termination FY (All)

RSF	Count of OA Number	Sum of Assigned RSF
0-10000	316	634,658
10000-20000	31	427,011
20000-30000	18	448,993
30000-40000	10	345,039
40000-50000	4	187,927
>50000	22	4,987,297
Grand Total	401	7,030,926

Department of Commerce

Terminable vs. Vacancy by MSA

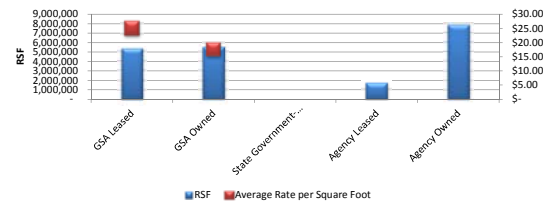


Top 10 Markets	Terminable USF	GSA Owned Vacancy (USF)	GSA Leased Vacancy (USF)
Washington-Arlington	7,960,914	1,314,083	1,423,905
Louisville/Jefferson	846,770	31,554	-
Seattle-Tacoma-Belle	628,091	203,713	20,745
Urban Honolulu, HI	368,031	60,935	-
Kansas City, MO-KS	360,309	135,328	14,087
Oklahoma City, OK	170,783	22,432	14,601
Virginia Beach-Norfo	149,187	18,212	11,900
San Diego-Carlsbad,	124,835	102,286	-
Miami-Fort Lauderdale	84,209	164,029	60,523
Asheville, NC	82,215	11,775	-

Agency Occupied Buildings with Large Amounts of Vacant Space

Location Code	Building Name	Market	Owned vs. Leased (O/L)	Building Size (RSF)	Building Vacancy (USF)	Agency Space within building	Market Presence	
							# of Agency Leases in that Market	Agency's Leased RSF in that Market
CO0055	DAVID SKAGGS RESEARCH CEN	Boulder, CO	GSA Owned	1,527,286	1,017,378	359,171	-	422,847
DC0013	HERBERT C. HOOVER BLDG	Washington-Arlington-Alexandria, DC-V	GSA Owned	3,324,461	378,464	1,285,335	-	7,622,378
GA0087	PEACHTREE SUMMIT FB	Atlanta-Sandy Springs-Roswell, GA	GSA Owned	1,607,540	272,238	16,389	-	46,875
MD0205	SS METRO CENTER 1	Washington-Arlington-Alexandria, DC-V	GSA Owned	1,260,968	238,384	68,619	-	7,622,378
HI0011	PRINCE J. KUHIO FOB & CTHS	Urban Honolulu, HI	GSA Owned	1,393,753	190,815	666	-	4,310
LA0085	H BOGGS FED BLDG/COURTHOU	New Orleans-Metairie, LA	GSA Owned	1,194,712	109,513	1,157	-	5,607
WA0101	JACKSON FB	Seattle-Tacoma-Bellevue, WA	GSA Owned	2,850,721	102,472	16,248	-	18,023
MA0153	THOMAS P. O NEILL JR. FB	Boston-Cambridge-Newton, MA-NH	GSA Owned	1,341,637	101,525	8,326	-	14,001
CO0039	BYRON G. ROGERS FB-CT	Denver-Aurora-Lakewood, CO	GSA Owned	618,887	96,908	47,284	-	92,221
UT0032	WALLACE F BENNETT FB	Salt Lake City, UT	GSA Owned	657,602	94,034	22,276	-	26,601
TX0224	FG LANHAM FED BLDG	Dallas-Fort Worth-Arlington, TX	GSA Owned	1,338,674	79,706	23,810	-	38,936
VA0506	BUILDING A, 6810	Washington-Arlington-Alexandria, DC-V	GSA Owned	1,005,602	73,227	278,322	-	7,622,378
TX0298	GT LELAND FEDERAL BLDG	Houston-The Woodlands-Sugar Land, T	GSA Owned	346,663	68,061	1,838	-	5,810
AK0013	HURFF A. SAUNDERS FB & ROBE	Juneau, AK	GSA Owned	1,136,221	61,500	55,982	-	55,982
CA0281	RONALD DELLUMS FED BLDG	San Francisco-Oakland-Hayward, CA	GSA Owned	1,806,728	48,615	4,660	-	15,970
LA0033	NEW ORLEANS CUSTOM HOUSE	New Orleans-Metairie, LA	GSA Owned	296,483	46,493	3,754	-	5,607
CA0152	JOHN E. MOSS FEDERAL BUILDING	Sacramento--Roseville--Arden-Arcade, (GSA Owned	327,740	45,612	22,893	-	22,893
SC0068	STROM THURMOND FB	Columbia, SC	GSA Owned	333,926	38,641	942	-	942
TX0164	HIPOLITO F. GARCIA FOB/US CTI	San Antonio-New Braunfels, TX	GSA Owned	217,786	35,026	2,050	-	2,050
OH0192	A J CELEBREZZE FB	Cleveland-Elyria, OH	GSA Owned	1,194,675	35,019	368	-	3,929

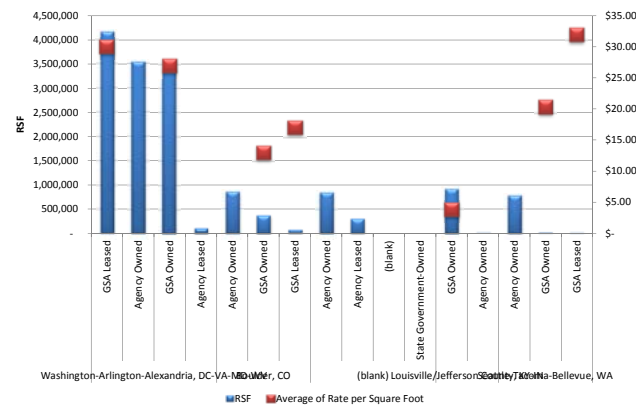
Nationwide Rates per Square Foot



Agency Name DEPARTMENT OF COMMERCE
Bureau Name (All)

	RSF	Average Rate per Square Foot
GSA Leased	5,328,796	\$ 25.24
GSA Owned	5,575,122	\$ 17.79
State Government-Owned	-	#DIV/0!
Agency Leased	1,702,130	-
Agency Owned	7,885,952	-
Grand Total	20,472,040	#DIV/0!

Rates per Square Foot by Major Metro Area



Agency Name (All)
Bureau Name (All)

Metro Area	RSF	Average of Rate per Square Foot
Washington-Arlington-Alexandria, DC-VA-MD-WV	11,262,505	\$ 28.78
GSA Leased	4,169,067	\$ 30.06
Agency Owned	3,540,159	-
GSA Owned	3,453,311	\$ 27.07
Agency Leased	99,968	-
Boulder, CO	1,279,766	\$ 14.76
Agency Owned	856,919	-
GSA Owned	359,171	\$ 13.02
GSA Leased	63,676	\$ 17.08
(blank)	1,143,210	#DIV/0!
Agency Owned	849,649	-
Agency Leased	293,561	-
State Government-Owned	-	#DIV/0!
Louisville/Jefferson County, KY-IN	915,812	\$ 3.87
GSA Owned	911,182	\$ 3.87
Agency Owned	4,630	-
Seattle-Tacoma-Bellevue, WA	801,136	\$ 22.70
Agency Owned	783,113	-
GSA Owned	16,248	\$ 20.38
GSA Leased	1,775	\$ 31.98
Grand Total	15,402,429	#DIV/0!

Department of Commerce
Rent Gap Analysis

Agency Name DEPARTMENT OF COMMERCE
Bureau Name (All)
Owned/Leased (All)
FRPC Property Type (Multiple Items)
Submarket Rate per SF (Multiple Items)
*Excludes OA's < 10% above market

Note: Submarket rates are approximations based on a building's location. Rates do not account for the condition of an asset, building class (A, B, or C), or unique circumstances.

OA Number	Lease ID	Earliest Termination FY (Begin)	Building Name	GSA Rate	Approx. Submarket Rate	Rent Gap %	Potential Annual Rent Savings
AMI04935	LMI18691	2017	STROH RIVER PLACE	\$23.80	\$17.20	27.73%	\$ 261,553
AAZ04233	LAZ02273	2017	RIO NUEVO PLAZA	\$30.63	\$18.48	39.68%	\$ 201,824
ANJ03529			FED. BLDG. 20 WASHINGTON PLACE	\$27.78	\$17.13	38.34%	\$ 32,820
AIL01513	LIL17187	2016	BANK OF AMERICA	\$32.39	\$27.70	14.47%	\$ 25,956
AMI05265	LMI17913	Available Now	COMERICA BUILDING	\$22.46	\$15.25	32.10%	\$ 20,130
AMD01725	LMD05318	Available Now	300 WEST PRATT ST.	\$24.88	\$20.16	18.97%	\$ 14,651
AFL04389	LFL47807	2017	ATRIUM WEST	\$28.44	\$21.34	24.96%	\$ 13,187
APA04696			WILLIAM S. MOORHEAD FED. BLDG.	\$21.81	\$19.23	11.84%	\$ 10,781
AHI00064			PRINCE J. KUHIO FOB & CTHS	\$31.85	\$20.28	36.33%	\$ 5,527
ACA10913	LCA03152	2019	5777 W. CENTURY BOULEVARD	\$25.00	\$18.31	26.76%	\$ 4,462
AFL05481	LFL47869	Available Now	400 BUILDING	\$24.67	\$18.72	24.12%	\$ 2,957
AHI02630			PRINCE J. KUHIO FOB & CTHS	\$31.85	\$20.28	36.33%	\$ 2,182
Grand Total				\$325.56	\$234.08	331.61%	\$ 596,031